

Royal LePage Lifestyles Realty.  
Helping You is what we do.

## Building a New Home? New Home Warranty Available!

"Unless the Lord builds the house, they labour in vain who build it"

Psalms 127:1

Could be the most reliable home warranty program available?



## " We Sell Real Estate For Food "

### The Wooden Bowl

A frail old man went to live with his son, daughter-in-law, and a four year old grandson. The old man's hands trembled, his eyesight was blurred, and his step faltered. The family ate together nightly at the dinner table. But the elderly grandfathers shaky hands and failing sight made eating rather difficult. Peas rolled off his spoon onto the floor. When he grasped the glass often milk spilled on the tablecloth. The son and daughter-in-law became irritated with the mess. "We must do something about grandfather," said the son. I've had enough of his spilled milk, noisy eating, and food on the floor. So the husband and wife set a small table in the corner. There, grandfa-

ther ate alone while the rest of the family enjoyed dinner at the dinner table. Since grandfather had broken a dish or two, his food was served in a wooden bowl. Sometimes when the family glanced in grandfather's direction, he had a tear in his eye as he ate alone. Still, the only words the couple had for him were sharp admonitions when he dropped a fork or spilled food. The four-year-old watched it all in silence. One evening before supper, the father noticed his son playing with wood scraps on the floor. He asked the child sweetly, " what are you making?" Just as sweetly, the boy responded, "oh, I am making a little bowl for you and mama to eat your food from when I grow up." The four-year-old smiled and

went back to work. The words so struck the parents that they were speechless. Then tears started to stream down their cheeks. Though now word was spoken, both knew what must be done. That evening the husband took grandfather's hand and gently led him back to the family table. For the remainder of his days he ate every meal with the family. And for some reason, neither husband nor wife seemed to care any longer when a fork was dropped, milk spilled, or the tablecloth soiled.

Source unknown.

In keeping with our desire to give back to the community Sandi & I were happy to contribute to the Rotary fundraiser for the Lacombe Food Bank. 1600 pounds of food and \$1100 dollars were raised.

### Food For Thought

- "The Big Print giveth and the fine print taketh away"
- Make sure the big print you insert in a contract complements the fine print that is already in place.

Mike Mangan

### Meet Megan

Hello my name is Megan Hunt. I am currently working for Royal LePage Lifestyles as part of my work experience program through Lacombe Composite High School where I will be starting my senior year in September. I work Monday, Wednesday, and Fridays for the summer months. I am learning about Real Estate and how it works. I am learn-

ing what a Realtor does, the perks of the job as well as the hard work and dedication it takes to be successful. The Realtors are letting me experience everything from showing houses, working on offers and listings, measuring houses, taking pictures, searching for sale by owner ads and the paperwork side of the profession. If you listen to Sunny 94



you will hear my voice on Michael & Sandi's radio ad. The Royal LePage Realtors continue to share their knowledge and skill for this challenging line of work and it has given me a real understanding of the work involved. I am having a wonderful time working here. I think this would be a career that fits my personality and that I would enjoy.

## Nation Sales Averages July 2006 to July 2007

| City                | July 2006 | July 2007 |
|---------------------|-----------|-----------|
| Halifax             | \$199,278 | \$219,032 |
| Quebec City         | \$146,486 | \$171,824 |
| Montreal            | \$224,028 | \$233,424 |
| Ottawa              | \$254,596 | \$269,793 |
| Toronto             | \$341,959 | \$366,012 |
| Hamilton/Burlington | \$243,299 | \$268,561 |
| Saskatoon           | \$159,493 | \$245,152 |
| Calgary             | \$357,813 | \$436,739 |
| Edmonton            | \$256,489 | \$353,919 |
| Vancouver           | \$517,775 | \$581,108 |
| National            | \$276,646 | \$311,495 |

### Behind Closed Doors: What Buyers Want

Kitchens are still up there; so are walk-in closets, hardwood floors and granite counter-tops. But according to

a new survey by the National Association of Realtors, the number one item on the wish list is an oversized garage with room for two or more vehicles.

*Source: 2007 Profile of Buyers' Home Feature Preferences*

• "The cost of staging your home is going to be less than your first price reduction" Kate Shea

## Energy Efficient Housing Trivia

- |  |  |  |
|--|--|--|
| <p>1) What incentive does CMHC offer to those who choose to buy an energy efficient home?</p> <p>2) What is the name of the federal government's home energy efficiency incentive program?</p> <p>3) What is the average amount the federal government grants to a homeowner through their retrofit incentive program?</p> | <p>4) How can a homeowner prove to prospective buyers that their home is energy efficient?</p> <p>5) Which UN country has the highest energy consumption per capita?</p> | <p>1. out a surcharge.</p> <p>2. Government of Canada's ecoEnergy Retrofit program</p> <p>3. \$1000</p> <p>4. The energuide label on the furnace, appliances and windows pre 2006 or the ecoEnergy label post 2006</p> <p>5. Canada, at 249.2 gigajoules per year.</p> |
|--|--|--|

### Answers

1. A 10% mortgage loan insurance refund and extended amortization periods up to 40 years with-

## Who Said That?

Mix and Match the quotes to who said them?

One author has two quotes here.

- 1) No one can make you feel inferior without your consent...
- 2) If you think you can or you think you can't, Either way you are right...
- 3) The more I practice, the luckier

I get

4) Every shot not taken is not a goal

5) As long as you are thinking anyways, think big

6) Things may come to those who wait, but only those things that someone has left behind.

A) Eleanor Roosevelt

B) Henry Ford

C) Wayne Gretzky

D) Donald Trump

E) Arnold Palmer

Answers to mix and match quotes. 1-a; 2-b; 3-e; 4-c; 5-d; 6-b

## Vacation Term Translation

- Old world charm = No bath
- Tropical = Rainy
- Majestic Setting = A long way from town
- Options galore = Nothing is included in the itinerary
- Secluded hideaway = Impossible to find or get to

- Pre-registered rooms = Already occupied
- Explore on your own = Pay for it yourself
- Knowledgeable trip hosts = They've flown on a plane before
- No extra fees = No extras

**If this is your  
Travel Agent's  
Glossary you might  
want to keep  
looking!**

### CANADA'S HOUSING MARKET FORECAST TO PERFORM STRONG AND STEADY THROUGH 2007

Canada's resale housing market finished the second quarter on strong and steady footing; surprising many by its astounding momentum. Healthy and robust conditions are expected to prevail through to year end as all regions are poised to experience a rise in average house prices, with double-digit gains forecast for Edmonton, Calgary, Winnipeg and Regina, according to a report released by Royal LePage Real Estate Services.

Echoing the growth and activity experienced in all Canadian markets in the first half of the year, the national average house price is forecast to rise by 9.5 percent, passing the \$300,000 mark for the first time, to \$303,300. Home sale transactions are projected to rise by 8% to 522,306 unit sales by the end of 2007.

"The momentum from the year's extraordinary start spilled into the second quarter, compounding typically busy spring market activity and stimulating solid price appreciations in almost all regions of the country. These conditions will certainly be an impetus characterizing Canada's real estate market **through to year end**," said Phil Soper, president and chief executive officer, Royal LePage Real Estate Services. "As we move into the second half of the year, we continue to expect areas of aggressive price appreciation in the west, and modest, mid-single digit price increases in Central and Atlantic Canada." Added Soper: "The most profound story in Canadian real estate today is the extraordinary interest that people across our country continue to have in buying and selling homes. The sheer number of homes trading hands this year has far exceeded consensus expectation."

For more information go to Royal LePage Survey of Canadian House prices at [www.royallepage.ca](http://www.royallepage.ca)

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We Sell Real Estate For Food



## Free Royal LePage Tulips

It's tulip time again. Call us to get your free Royal LePage Tulip bulbs. It is our way of supporting the Royal LePage Shelter Foundation which raises money to prevent violence against women and children. These tulips were specifically bred in Holland for the Royal LePage Shelter Foundation



## On a personal note

As we rush into the fall season we are reflective on our summer and how quickly it seems to go by. For the most part Michael and myself spent most of our summer weekends out at Wilson's Beach where we have tons of family who have year round rented camping stalls. The girls are getting to the age where they are not always interested in hanging with us although they did get out a couple of times. We find it relaxing and enjoy time on the beach swimming or tubing behind my Uncle's boat. Dani continues to live in Kenya helping out at the orphanage and has become very attached to a special little baby named Mathew. No set return date for her at this time. Erica is looking into the possibility of attending school in Montréal and as exciting as that sounds to her we will

be sad to have her leave again so soon. But they must spread their wings and fly, that is why we raised them to be strong and independent thinkers. School has once again started for Noelle who enters the high school for her first year and Alyssa enters this year knowing that this is her last year at high school. Just to make our schedules more interesting the first week of school also sees us back into the hockey scene. This year Alyssa and Noelle will



both be on the midget team so that does make life somewhat easier. All in all life is good and Michael and myself look forward to the fall season and are thankful for blessings we continue to receive both in our business thanks to our loyal clients and in our personal lives surrounded by family and friends.



Take a moment to ponder life. A trip to Africa sound like something you need for your soul? Sandi & I are going to host a trip this coming spring for clients, friends and family Probably end of March 2008. Give us a call if you are interested. You won't regret it.