

Perfect Pie contest returns Nov. 1

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Mark your calendars on Nov. 1 for the 29th annual Perfect Pie Contest at Warkworth Town Hall Centre for the Arts, sponsored by Warkworth Chapter 279 Order of the Eastern Star.

Once again the search is on for the perfect pie. Wouldn't you be delighted to have your entry awarded this prestigious prize? The contest is open to all.

Registration of pies takes place from 9 to 10:30 a.m. All pies must have a pastry crust (no crumb tops). Contestants may enter only one pie per category. Judging commences at 10:30 a.m. by a panel of very competent judges on the criteria of general appearance, crust and filling. So bake a pie or maybe two or three — it just might be the Perfect Pie.

Prizes will be awarded to the winner in each category: fruit, apple, pumpkin, filled, savoury, meringue-topped, maple syrup, pecan, men's open, junior apple (for bakers aged 12 and under), youth (aged 13 to 18) any kind and seniors (aged 65 and over) any kind.

Pumpkin is a new category from last year. Chocolate pies will be entered in the filled category, and any meringue-topped pie will be entered in the meringue-topped category. There is also a category for Warkworth Chapter Members, any kind.

The winning pie in each category is eligible for the Perfect Pie award.

Doors are open to the public at 1:30 p.m. For a nominal admission, you can enjoy a piece of your favourite pie and a beverage, live musical entertainment, the presentation of awards and the thrill of a pie auction.

There is no fee to enter the competition — just come and enjoy this exciting event.

All proceeds will be apportioned among the Worthy Matron's project and other benevolent projects, including the Shriner's Hospital in Montreal and the Hospital for Sick Children in Toronto.

For more information, call 905-352-2377 or (705) 924-2066.

— Audrey Thackeray

Sales slow down at Colborne Creek



BOB OWEN/SUN MEDIA

Builders are currently erecting spec homes in Colborne Creek subdivision.

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By BOB OWEN

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Sales have dropped off at the Colborne Creek subdivision owned by the Township of Cramahe.

In the 12 months from Aug. 1, 2007 to Jul. 31, 2008, only three homes were sold, bringing the total sold to date to 18 in the three years since the exclusive contracts were first signed with the builders.

This marks the second successive year sales have not met the township goals.

In the first year, five local contractors hoped to build five homes each — a target which would have put the subdivision close to moving into phase two. The contractors each built two homes by the end of July 2006.

In year two, the four remaining builders aimed to build three each. They built half that many — six starts.

Last year, the development took on Tony Pulla of Re/Max Realty as realtor. In August 2007, the township hoped to see another 16 homes go up.

When the target for the year was not met, the builders agreed to erect three model homes and the township decided to extend the fiscal year to the end of December to match the calendar year.

Despite the slow progress, Township Treasurer Mora Chatterson and Director of Development Becky Bonisteel believe the township will break even when the second phase of the 74-home subdivision is completed.

For the second year in a row, revenues have exceeded expenses.

In the calendar year 2008, the township revenues have exceeded costs by \$66,016. Last year, the net gain was over \$83,000. The incoming revenue was from sale of lots to the builders.

The prices for the lots have increased as the development grows. The first five lots sold for \$25,200 each. The following 10 sold for \$29,000 each. The lots now available go for \$31,500 each.

There were five premium lots in the first phase. Four have been sold with a \$2,000 premium. When 34 have been sold, the lot price will jump again to \$34,000.

As it stands today, the township has

spent \$1,166,935 more than it has taken in. The remaining lots in phase one will yield another \$552,500. When other expenses are added, the township will owe close to \$700,000 when the first phase is sold out.

The cost will be significantly less to get phase two open for sales it is estimated because the sanitary sewers and water pipes have all been installed.

Ms. Bonisteel feels the first section of the development could be complete in 2.5 years if construction continues at the average of seven homes per year. The new phase can be opened when 75% of the 39 lots in phase one are sold and 50% are occupied.

The builders have nearly met the occupancy requirement now. Just two more homes need to find owners to meet that criterion. Another 10 will have to be sold by Mr. Pulla to reach the 75% target.

Ms. Bonisteel expects the second phase to begin sometime in 2010. There are 35 homes in the second phase.

Prices for homes in phase two will be higher, as storm sewer work done will be costed into their prices.

There are five brick and vinyl models from which to choose.

The township has spent about \$1.5-million on the project. In its original plans, the township hoped to complete the entire project in four years. At the current rate of sales, it will be done in about 2015, more than 10 years after the first sod was turned.

Cramahe Mayor Marc Coombs continues to support the project.

In a Sept. 21 statement he said, "Council remains firmly committed to the project; we would like to have seen more homes built but realize that the housing market has slowed in the past year.

"The bright side is that people will continue to retire and wish to move from the GTA. We will be successful by continuing to offer a quality product at a fair price built by local builders in a great community which we think has much to offer.

"Our future plans of building walking trails around the property and tying the Keeler Centre lands in with Rotary Centennial Park to the north will only enhance the development and its appeal."