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(519) 856-2624**All converted condos sold**By FRANCES NIBLOCK
The New Tanner

All of the 21 available condominium units at a former Ransom Street apartment building have sold, and more proud owners are moving in this weekend to the

building – the first and only condo conversion project in Halton Hills.

There's a waiting list of buyers for the remaining 10 units, starting at \$76,900 for a one-bedroom and \$85,900 for two-bedroom – but 10 existing tenants have chosen not to buy and will continue to rent from Megna Real Estate and Insurance Ltd., which has owned the building since 1989.

Megna president Bruno Megna said no one will be asked to leave their home and several renters are negotiating to buy their unit.

Megna said extensive renovations are complete in approximately 10 units and work will be complete on the remaining sold units within two months.

"As soon as the remaining units are available, they will be renovated, and we're removing walls, completely gutting the bathrooms and kitchens, along with other major changes outside the building," Megna said on Monday. He said the upgrades cost between \$19,000 and \$25,000 per unit and the



RAISING GLASSES: Cheryl da Ponte, Bev Mattocks and Ann Lanthier toast at Acton Rotary Club's wine and cheese party at Acton High School Saturday night. Over \$1,500 was raised for Rotary charities. – Ted Tyler photo

common fee for one-bedroom units is \$100 and \$128 for two-bedrooms.

Megna expects the new owners to elect a condominium board before the end of the year as required by law and name their building, now known as Halton Condominium Corporation No. 398.

Megna didn't know how many of the new owners were previous tenants and said they applied for the conversion, which drew no opposition, after their studies showed there was a market for the units, and tenants indicated they were interested in owning their units.

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The following suggestions are meant to assist both the parent and the babysitter, so everyone can enjoy a relaxing evening.

Parents;

I know you will worry but remember, you made the decision to hire the best babysitter you could find. If you aren't confident in your babysitter's abilities maybe you should re-evaluate your priorities.

Write down a location and phone number where you can be reached. If you carry a cell-phone, put in a fresh battery before leaving the house. List phone numbers for the local Hospital, family doctor and poison control centre. Have a working flashlight readily available, in case of a power failure.

It is very important that you clearly write down your name, full address (emergency number for those who live in the countryside), your town and telephone number. Post this information on a card, next to the telephone. Show it to your babysitter. I can tell you, as a police officer, there is nothing more frustrating than getting a frantic call for help and not being able to locate the caller. The Police, Fire or Ambulance can't help you if they can't find you. In a panicky situation it's much easier and safer, if you read the necessary information to the emergency service worker.

Ensure your sitter is aware of any allergies or medical problems your child may have. Make sure your sitter knows how to deal with allergic or medical problems. Next day talk to your children, see if they have any complaints or concerns about their babysitter. Talk about how things went, would you hire the babysitter a second time? Pay your sitter on time and pay well for a good job. Ensure your sitter has arrangements for safe travel, back to their home.

Babysitters;

If you haven't already done so, take a babysitters course. You are hired and tasked with the responsibility of looking after someone's child and home. The job demands you put forth your very best efforts. If you fail in your duty there can be tragic consequences. Speak with your employers, the parents. If you are not clear on something, ASK! Know what to do if someone comes to the door or telephones the residence. Do not spend time talking to friends or just watching television. Know how to lock and unlock all doors and windows. If there is an alarm system, be sure you know how to operate it.

Do your very best.

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853-0900**Region program for pros**

Halton Region Business Development Centre in inviting Halton area lawyers, accountants, and marketing professionals to participate in the "Access to Professionals" program for 2002.

The program was developed in 2000 by the Business Development Centre to connect start-up entrepreneurs with professionals to help them get the know-how to follow their dreams. To date, it has been a huge success and feedback from both the clients and the participating professionals has been quite favourable.

"It's a great program for people starting small business," said Tanya Leedale from O'Connor Macleod, a legal firm. I donated time to participate in the Access to Professionals program. The program offers a good way to break the ice between an entrepreneur and a professional," Leedale said.

The program runs on the

second Tuesday of each month and legal and accounting sessions run in the morning; the marketing session in the afternoon. Consultations are booked for 45 minutes per client, and are held in meeting rooms at the Halton Regional Centre in Oakville.

Each professional has four appointments available and Business Development staff pre-screen clients before booking them.

Clients must pay a \$25 administration fee in advance for their appointment(s). This helps to reduce the number of cancellations. All revenues are reinvested in the program to promote it and the participating professionals.

Lawyers, accountants, or marketing professionals interested in participating in the program can contact the Halton Region Business Development Centre at 905-825-6300, or toll free at 1-866-4HALTON (1-866-442-5866).

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