

Opening up the cottage

There's more to opening up your cottage than unlocking the doors, hauling your hammock out of storage and settling in for summer.

For a successful season, be well prepared to deal with the many chores and tasks that a winter of disuse can leave in its wake.

When you first arrive at your cottage, take a good look around for signs of exterior damage caused by falling tree limbs, for example. Does it look like uninvited visitors have been there before you? If you think you've been robbed, check out the cottage to see what, if anything is missing before you call police.

You're far more likely to discover, however, the unwanted visitor are of the winged or four-footed variety. Porcupines will happily eat their way through plastic water pipes, and a squirrel family can set up home in the stuffing of your couch in no time. You'll smell the mice before you ever see them.

Make the cottage clean-up a family affair, from scrubbing the outhouse to spraying for bugs. If everyone makes a note of what needs renewing or replacing, you'll overlook very little. Before you set up house in a wooden building surrounded by trees, make sure you have enough smoke detectors in working order for the size of your place. The cottage is probably far more flammable than your regular home, so check the detectors regularly. Keep a good supply of replacement batteries on hand throughout the summer.

Faulty wiring, hot coals from the fireplace and stove-top blazes are all hazards you should be well prepared to cope with. Fire extinguishers that can douse wood, electrical and oil and grease fires are essential for peace of mind. Don't underestimate the power of plenty of old-fashioned buckets if you're living by a lake, and a hose fixed to a water source is a good idea. Arrival time is the ideal time to practise a family drill.

For chimney fires, you can buy chemical sticks that eat up oxygen when the draft is closed, but it makes sense

to start the season off with a clean, safe chimney. Check to make sure animals or birds haven't managed to move the cap you put on the chimney in the fall and taken up residence there. Use whatever method suits you best to clean soot and creosote build up from the chimney.

Don't arrive without a first-aid kit well stocked for any small emergency you may have to deal with. At some time or another you'll probably have to deal with the likes of insect stings, scrapes, overexposure to sun and close encounters with plants like poison ivy. It's a good idea to completely clear any obvious patches of the kind of irritant that will interfere with your fun when you first arrive.

Your cottage's "get-away-from-it-all" location means you should find out in advance about emergency services - where they're located, how you'll get there, or how they'll get to you.

Don't forget to check out local medical help for your pet too. Mosquitoes are responsible for deadly heartworm in dogs, so have your vet put him on preventative medication to protect him before you leave home.

Sound window screens are essential if you don't want to be bothered by bugs and blackflies. Spare materials brought from home can be used to make minor repairs.

Your first trip is a good time to rake up fallen leaves and other dead matter that might smother wild flowers. If you're on a beach, rake leaves off the sandy bottom of the lake to keep the swimming good and unwanted underwater plant life at bay. Clean leaves out of eavestroughs and any other spot they might have accumulated.

Don't even consider letting anyone swim in the lake or take a boat out until all safety rules have been reviewed and agreed upon by every family member. Check the state of repair of all lifesaving equipment, from ropes to life jackets, and see what needs to be replaced.

It's also a good idea to write up instructions on how everything works and where it can be found, for the benefit of future guests. This is the

kind of task that's less likely to get done as time goes on.

How's your emergency lighting supply? A couple of oil lamps will always come in handy, or you can use the more convenient but costlier pressure type lanterns.

Your arrival at the cottage is the best time to check out everything and anything you can think of. Make a list of the tasks and repairs that will be necessary in the coming months, and a rough plan of when you'll do what.

Note the tools and supplies you'll need, and don't count on always being able to buy them locally. When the summer rush is on, you might have a hard time finding the simplest gadget.

When it comes to checking

the mechanics of the cottage, look for signs of leaks or freezing before you turn on the water pumps. Turn on electricity and check all your appliances. If you've used your oven to hide bits and pieces from rodents, remember to remove them all before you turn it on.

If you're still living with an outhouse, spray it well with bug killers and scrub it inside and out. An ideal outhouse is bug tight, with no gaps between boards and screens over openings and the vent pipe.

□ This article is provided by local realtors and the Ontario Real Estate Association (OREA) for the benefit of consumers in the real estate market.



If you're thinking of buying or selling call **JOYCE SCOTT**

- 19 years in Milton Real Estate
- Vice President of Independent Real Estate Brokers Association of Canada
- Member of Oakville, Milton & District Real Estate Board

NOW IS THE TIME TO LIST AND SELL!

Make Your First Choice Joyce... The name behind the business.



JOYCE SCOTT
BROKER-OWNER
878-1526


JSR JOYCE SCOTT REAL ESTATE INC.

In Milton since 1979

Independent Real Estate Brokers Association

IREBA MEMBER

MLS MEMBER



REALTY PROFESSIONALS INC.

MEMBER BROKER

"Average A Home A Minute" represents an average based upon all home bought or sold through CENTURY 21 franchisees during 1995. ©- trademark of Century 21 Real Estate Corporation.

875-1110

192 MAIN ST. E.

TOR. LINE (905) 815-1940



This unique wooded picturesque property has to be seen to be appreciated. This chalet-style home has four bedrooms. This home has a separate potential nanny suite over a large workshop. Just a few minutes to the 401. \$429,000. For more information and viewing please call Jack McCrudden

CLOSE TO TOWN. Beautiful escarpment property just 5 minutes from town. This opportunity boasts a large garage/workshop and a main floor family room addition. Call James. **\$234,900.**



481 PITFIELD Large 4 bedroom townhouse with LR walkout, must be seen. \$129,900. Call Joe Manchisi



ELEGANT VICTORIAN At an excellent location in town, this .52 acre estate could be your dream home. You will love the grand design, huge principal rooms and beautiful front foyer. This property also offers nanny/maid quarters and a triple car garage. Call James. \$429,000

GRACIOUS GEORGIAN On over 2 professionally landscaped acres, large inground pool, gleaming hardwoods and the warmth of an open fireplace. The features of this home are impressive. To view this exquisite property please phone for your personal viewing. Dir: Hwy 25 N. to 5 S.R. to Southcott. \$575,000

INDUSTRIAL/COMMERCIAL SALE:
8,500 sq. ft. on 2.6 acres \$330,000 - Call James
6,200 sq. ft. Ind. + 3,900 sq.ft. Com/Res on Main St. - Call Joe
2 x 1,200 sq. ft. Ind. on Main St. - Call Jack
Investment- 6,000 sq. ft. Com. on Steeles - Call James

LEASE:
6,200 sq. ft. Ind. on Main - Call Joe
2,400 sq. ft. Ind. on Main - Call Jack
400 - 2,400 Retail on Main - Call James

100 BONUS AIR MILES WHEN YOU LIST AND SELL WITH CENTURY 21 UNTIL APRIL 30 PLEASE CALL FOR DETAILS.



IMPRESSIVE 2 STOREY This home shows beautifully and has been upgraded with new windows, front door, deck, electronic air cleaner. Entrance and kitchen are beautifully appointed in oak with ceramic in the foyer. A must see, it won't last. Priced at \$229,900 call Jack McCrudden.




COMMERCIAL PROPERTY A super high-traffic location that offers a wide range of commercial uses. This opportunity includes house presently used for retail, 30' x 60' shop and separate 2-car garage. Call James D. Snow. \$295,000.

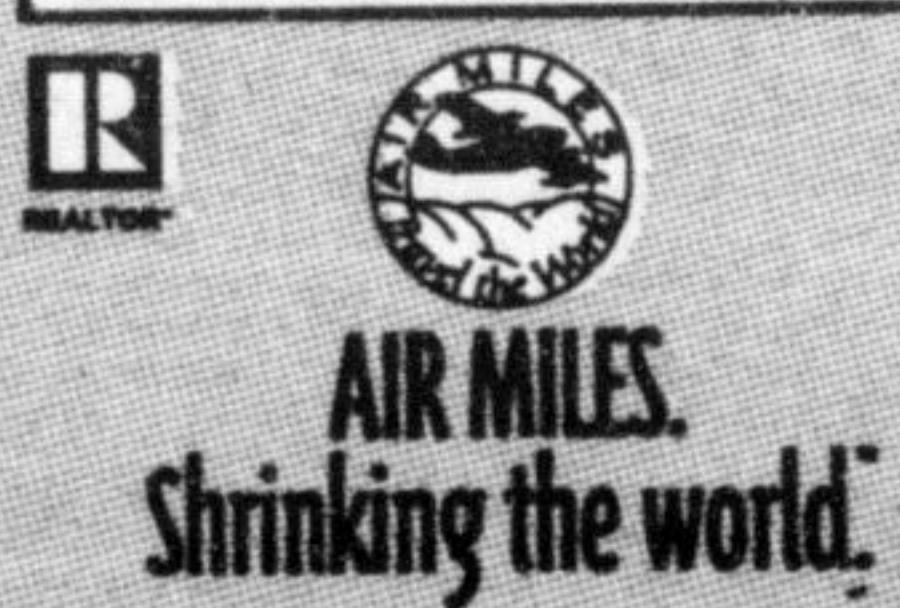


Mark Mallalieu
Broker

Listings, sales and rentals
Rental Available May 1
2 bedroom in Village Parc on the Pond
\$1,300 includes hydro and cable & parking.
Completed applications before showing.



Stewart Haddon
Associate Broker



AIR MILES.
Shrinking the world.
Earn up to 1500 Air Miles if you sell or buy



James D. Snow SALES REP
Joe Manchisi SALES REP
Tony Vidiri SALES REP
Jack McCrudden BROKER
Mickey Galekovic SALES REP
Domenic Manchisi SALES REP