

Contact

526-9333

All things being considered, the Sidewalk Sale days last week were great for Contact. We finally met some of the many friends of Contact and that in itself made it all worthwhile.

It is always nice to see face to face, people you have only heard over the phone. Our sincere thanks to each and every one for dropping by Contact's booth to say "Hello".

Camping has become a way of life for many people in Ontario but there can be some pitfalls to be aware of when venturing out for the first time to find your dream of a lifetime, "a place in the country by some quiet lake."

The popularity of camping has meant increasing pressure on private and public campgrounds.

On all the traditional public holiday weekends, campsites become filled by early afternoon, and in many cases people line up for hours before the site is even open.

In the search for that elusive place in the country, many people are deciding that a long-lease campsite might be just the thing they've been looking for. Here they can come and go as they please. No reservations are required.

The price never changes. They can leave their trailer, truck camper or motor home on the site and lessen their travelling costs by avoiding the expense of hauling a heavy trailer or driving a motor home.

They can lend the site to friends or their family, and they can gain extra revenue by sub-leasing the site if they wish. Long-lease campsites are a relatively new development, created in response to public need.

The length of the lease is usually 20 years, with the full amount being due upon signing the contract or lease.

You do not own the land. You cannot sell it. In effect, a long-lease campsite is a rental agreement over a long term with the rent paid in advance.

Before signing any lease you should consult a lawyer. Your lawyer will go over the terms of the lease and ensure that the financial requirements are clearly understood. You will be required to pay in advance the full amount owing for the term of your lease.

Apart from the full payment of the lease in advance, there is usually a monthly maintenance or service fee.

The vague description "a small monthly fee" is not good enough.

Ask also if this fee can be increased. The fee is often \$15 per month, payable in advance each year. With a twenty-year lease, this figure could increase due to inflation and other factors.

Because you are leasing the site and not purchasing it outright, it is vital you consult a lawyer before signing anything. Don't be persuaded that your signature is "only a formality" and doesn't bind you to anything. At the least you could lose your deposit and it's possible you could be sued for breach of contract if you fail to pay the amount in full by the specified date.

Make sure your lease contract allows for ongoing management of the site, and that such management is responsible for the provision of services needed for you to enjoy the site.

Examine your lease very carefully and have your lawyer insist there is a clause permitting you to sub-lease or transfer your lease to another buyer if you wish, without payment or charge of any kind.

The facilities provided by the long-lease campsite owners will help you make up your mind about signing any lease. Make sure the site is accessible throughout the year if you intend to use it for winter sports. If the brochure or the salesman claims year-round use ask about availability of water, sewage disposal and other services.

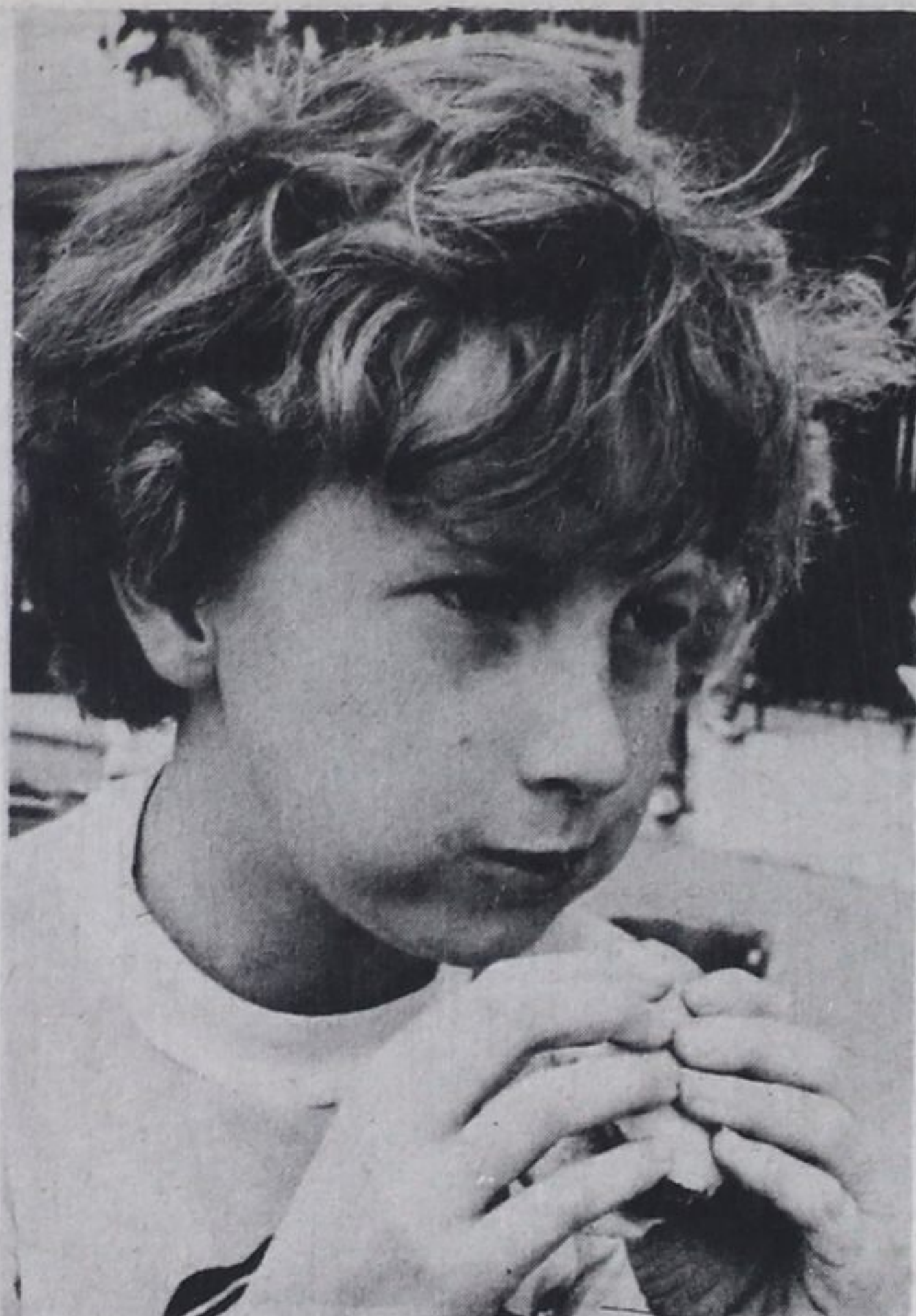
If you visit the site before it is fully serviced, be sure the proposed club-house and swimming pool will be built. Don't accept verbal assurances and vague plans for "future development."

The safety of your children is important. If there is to be a swimming area, will a lifeguard be on duty during normal hours? Ask about emergency medical aid, and be sure to find out the distance to the nearest hospital.

You should inquire about fire and police protection services, and the availability of site patrols during your absence. All of these private needs will help determine your decision to sign for a long-lease campsite. Research, plan and take your time. Don't let your dream turn sour through hasty action. Be a wise and informed consumer.

Happiness is helping people to help themselves.

Mary M. Gibson
Administrator



Hot Dog!

Hot dogs were available at several booths along Midland's main street during sidewalk sale days. Danny Broome for one had no problem finishing his purchase.



Heart Fund donation

Mrs. Julia Charlebois (left) a resident of the Villa Nursing Home, Midland, presents a cheque to Mrs. Helen Grigg of the Heart Foundation. The cheque in the amount of \$310 was raised during the Villa's bazaar and bake sale held during "Nursing Home Week."



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DUE TO SPACE LIMITATIONS AND AVAILABILITY AT TIME OF SALE. ITEMS SHOWN MAY NOT ALL BE AVAILABLE AT ALL LOCATIONS.