



The gong should be ringing fast and furiously at Uxbridge Secondary School's Gong Show if acts like the one pictured above prove common. This country and western "group" was one of 30 acts that turned out for the gong show auditions last Friday night. The Gong Show will be held at the high school, Friday, Dec. 16, beginning at 8 p.m. and admission is \$2 for adults and one dollar for children under 12 and for seniors. All proceeds will go to putting on a Christmas party and buying gifts for residents at Dahlem Nursing Home. Uxbridge high school student Cathy Moore was the originator of the idea to put on the show and is in charge of production. —John Montgomery.

For Seniors... The fourth quarter

By LESLIE HOLBROOK

What is a condominium? Should you buy one? In our series on shelter for seniors we've discussed getting out of that big, old family home (now you are two - or, sadly, one), moving into a small bungalow, town house or apartment - and promised more about other types of housing.

The condominium concept is fairly new in Canada (10 years or so); for much longer it has been extensively employed in Europe and some parts of the U.S. It is a form of ownership which enables you to take full legal possession of your housing unit (apartment, town house, etc.) - as opposed to renting, to assume an interest in common elements of the complex (everything outside the doors of your unit) and to have a say in how they are managed and maintained.

Here are some of the advantages: Your annual costs are about as firm as you can get them with most items (heating, hydro, water, upkeep of common facilities, etc.) included in a single set levy; these costs may go up when a new yearly budget is set, but increases are spread among all owners. You can advise the superintendent, lock your doors and go away for months (the whole winter if you will) with never a care about snow shovelling, frozen pipes or, in season, grass, cutting, weeding and such. During your absence, in a well-run condominium, communal protection against vandalism, break and enter, etc. will function. Since you own instead of rent, you - not a landlord - will benefit from value increases (for example, a purchase at \$28,700 was worth, within two years, about \$40,000). You can sell anytime - even rent your unit (as long as your tenants live within the communal agreement you have signed).

Providing you have bought into a good complex, the disadvantages are few. Some condominiums permit pets and the common areas belong as much to the dog owner as to you. If it's a building housing folks of all ages, you may not appreciate noisy children. (Adults can be noisy too, of course, and at more inconvenient hours.)

Board chairman of a highly successful condominium operation cites three things you need for success:

1. An honest, reliable builder. Buy from a firm which has earned a good name in condominium construction.
2. Experienced management. A recognized trust company or similar experienced management group to exercise good financial control and give advice.
3. A good superintendent. This is the man who, under contract, is responsible for maintenance and day to day operations.

More about condominiums in an upcoming column - then on to mobile (modular) housing. These two types are likely to represent more than 50 per cent of all housing in some areas, in a few years.

Readers' questions and comments should be sent to The Tribune c/o P.O. Box 1506, Guelph, Ontario, N1H 6N9.

More mail Reader backs RCMP

Dear Sir, While I realize that yours is a strictly local paper, and one which we enjoy reading each week, it might be nice now and then, to hear what you think of some of the larger issues which seem to be taking up all the national headlines these days.

Clean air legal right

Dear Sir: Kudos! Your editorial in support of the Toronto by-law was dead on. The by-law is one reasonable response to what has been identified as a health hazard and discomfort to the non-smoker, second-hand tobacco smoke.

What many people do not realize is that smoking (read - polluting) has never been a right; it is at best a limited privilege. Nobody has the right to make someone else sick. Show us a statute or common law precedent which gives someone the right to pollute. On the other hand we demonstrate that people have legal rights to uncontaminated air. The Toronto by-law simply acts on this right to resolve a major indoor environmental health problem.

Should your readers desire more information about our association they may write: Non-Smokers' Rights Association, Suite 404, 455 Spadina Avenue, Toronto, Ontario, M5S 2G8

Yours sincerely,
Gar Mahood
NON-SMOKERS' RIGHTS ASSOCIATION

I might point particularly to all the flack being directed at the RCMP, still considered one of the world's finest police forces, at home and abroad.

If you have discussed this matter with "the man on the street" I think you will find that by far the vast majority think they should be left alone to get on with their job. Members of Parliament are finding this out as well when they visit their home ridings.

As far as petty break-ins and barn burnings, most think they were all things that needed to be done. They also believe that certain private citizens, groups, and unions investigated, no doubt needed to be investigated.

The Tories will find that their constant nit-picking is going to backfire. I find more and more people are getting completely sick of the whole thing, especially when there are so many more important problems needing attention.

Only those not conducting themselves properly need have any fear of the police force. In Canada we have one of the best so let's get on with our work and let them get on with theirs. I for one am getting thoroughly sick of our national news coverage.

George G. Henniger

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CUT FROM CANADA GRADE "A" BEEF

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