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See page 10 for more details.

History Of Orono

by Charles Taws

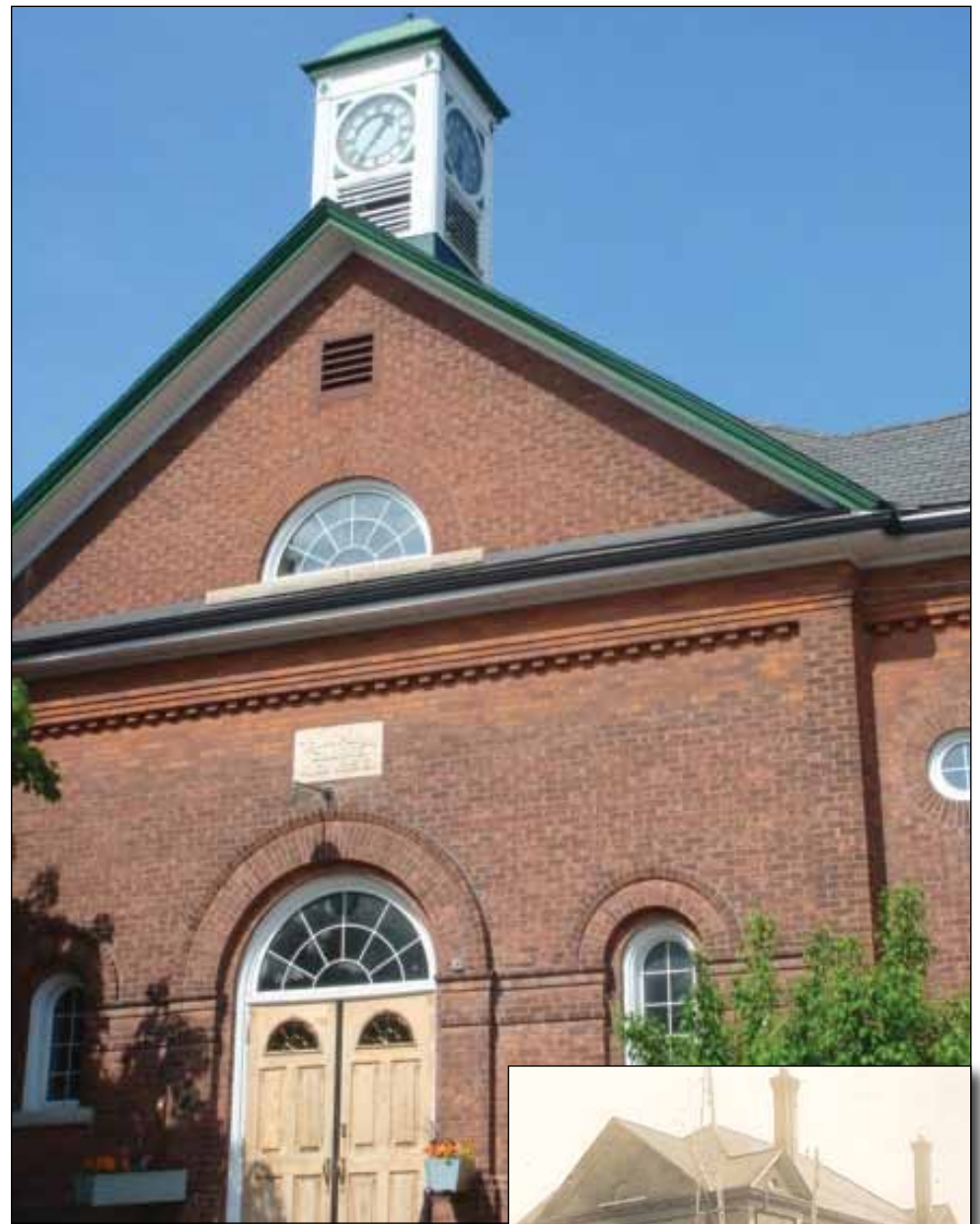
CLARINGTON MUSEUMS
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Like many places in Ontario Orono's early history is not clearly understood. History has only left us a handful of stories. Some of them may be folklore and contain highly romanticized notions or incorrect embellishments. However, they usually contain a kernel of truth and a diligent scholar should be able to reconstruct a logical course of events. The dates may be a bit off, but the stories ring true.

The eastern part of Clarington (formerly Clarke Township) was first settled in 1796. The earliest settlers stayed near the lakeshore. The lake provided food and back then it was the easiest way to travel. Settlement inland could not commence until the great primeval forest was cut down. This took about a generation and in 1832 we see the first settlers coming to the future Orono area. Asa and Harriet Baldwin arrived in 1832. Their farm was just northwest of today's downtown Orono. After their arrival,

"Harriet decided to go for a pail a water. She made her way to the foot of the hill through the trees, so thick with leaves as to obscure the sun at midday. Arriving at the stream she dipped up a pail of water and to her amazement discovered two speckled trout in the pail. On her return to the cabin she said to her husband, 'Father, we have come to the land of milk and honey.'"

The Baldwins were soon



Orono Town Hall - This lovely structure is one of Orono's best known and most recognized buildings. It is also one of the historic gems of Clarington. This photo (right) shows the building shortly after completion in March of 1899.



joined by others. The Billings, Bests, Thorntons, Powers and Johns families were among Orono's earliest pioneers. Mr. Eldad Johns deserves special mention as he is the "Father" of Orono.

He built a sawmill around which the village formed. He later built a woollen mill, but both are gone today. His house can still be seen at the northeast corner of Main Street and Millson Hill Drive.

Eldad made a name for himself and probably contributed to the growth of the village by his generosity.

"In the 1830's a couple of poor crop seasons resulted in dire scarcity and wheat

Continued on Page 2

Inside This Issue



Happy Father's Day!
 Sunday, June 19th
 The Home Promoter wishes every Dad in Clarington a very happy Father's Day!



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Rich In History

Continued from Page 1

prohibitive price in those days. Bachelor Johns (Eldad never married and was sometimes called the Bachelor of Orono) had a backlog of grain and his bins were full. Other less fortunate settlers flocked to his door in search of seed wheat, but he would sell none. 'Go and buy it from those who have it to sell. My wheat is for men without money and for them it is without price.' Such magnanimity did not prevent Eldad from being a successful farmer and businessman of Orono."

Some of the early settlers recorded their early memories of the Orono area. The Powers family say that when

they came to Kirby in 1832, Orono was nothing more than a hemlock bush. Others speak of the abundance of game like deer and of bears and wolves. Samuel Billings once saw 10 deer at once in a clearing just south of where Orono would soon be. He said natives from as far away as the Credit River came to hunt them.

In 1845 Thomas Hooper arrived and later remembered that the settlement was small with tree stumps still standing in many places on the west side of the street. Where the main street buildings are today there was just a few detached shops and houses. The first church was built in 1845. Prior to that services were held in a log school

near where the public school is today. Thomas Doncaster came in 1844 and noted that Orono was a rough looking spot with plenty of bush still standing. In fact, there were enough trees to keep three sawmills busy.

People have noted that the name "Orono" is merely "Toronto" without the "T's" In fact, they have nothing in common except both are of native origin.

"Orono received its name sometime between 1840 and 1845. A number of men gathered in a blacksmith shop to decide on a name for the village, as it had been loosely called Jericho, Slab City. Bloomington was a name suggested. A stranger joined the gathering and said the

lay of the land greatly resembled the town from which he came, Orono, Maine. This was the name chosen. The stranger was Mr. Beal, a Methodist preacher."

Orono Maine was named after Chief Joseph Orono, a Penobscot native who died in 1801 at the reputed age of 113.

This is the reconstructed history of the early years of the Village of Orono. Future research may change, alter or enhance it. History, like present events can be interpreted in many different ways.

All quotes from "Out of the Mists: A History of Clarke Township" by Helen Schmid and Sid Rutherford. Now available from Clarington Museums and Archives. If



Waddell House

Currently the Orono branch of the Public Library this stately structure was built as the home of John Waddell in 1882. He was one of Orono's leading businessmen. The Library opened here in 1970 and at one time the Clarke Museum and Archives were housed on the second floor.

you'd like to learn more about local history or have specific questions please contact Charles Taws, Archivist at Clarington Muse-

ums and Archives. He can be reached at 905-623-2734 or claringtonmuseums.archives@rogers.com.

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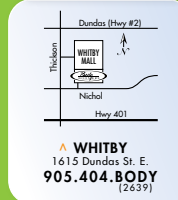
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Property Taxes Low In Clarington



by **Jim Abernethy**, Editor
www.jimabernethy.ca

Over the last few months I have been hosting weekend "open houses" for the Vendors of some properties I have listed for sale.

Not surprisingly, I have met a large number of people from Scarborough, Ajax-Pickering and Oshawa who are making plans to relocate their families into one or more of our many fair communities here in Clarington.

I always make a point of asking them why they are moving to Clarington. They

responded in no particular order as follows:

1. Price – buyers have discovered that they can buy more home for their money here in Clarington.
2. Crime – buyers believe that Clarington is a safer community for their families to live; and their children to grow and develop.
3. Lifestyle – buyers desire the convenience of having the amenities of a large community, but prefer a small town atmosphere. Clarington provides that along with a healthy blend of urban and rural communities, each with their own history and rich heritage.
4. Commute – buyers are prepared to commit to a few hours of commuting each day in exchange for all of the above, but especially the next reason.
5. Lower Taxes – not sur-

prising, this was the number one reason why buyers from other GTA communities are moving to Clarington. YES, OUR PROPERTY TAXES ARE LOWER! Some will have you think our property taxes are too high. Not true say the people who come into our community every weekend to compare home values and lifestyles. I am proud to say that during my term as Mayor of Clarington the Council of the day controlled expenses in order to minimize property tax increases, even during the collapse of the world economy in 2008. This fact is confirmed by the 2009 BMA Management Consulting Inc. Annual Report which ranks the Municipality of Clarington as having the 4th lowest Property Tax Rate

in all of the GTA – that is 4th lowest out of 26 municipalities. Ranked one, two three ahead of Clarington are Scarborough, Milton and Caledon.

Life is good in Clarington. We all have a lot to be proud of, and a lot to be thankful for.

I am thankful for the delicious pie that Cathy made for me on the weekend. Fresh rhubarb from our garden. You can have one too!

Check out her recipe on page 14.

Hope you enjoy this edition. Wow – the Home Promoter has grown to 16 pages. Please welcome our new advertisers and editorial contributors..... Enjoy!

Jim Abernethy is a registered Real Estate Broker/Salesperson since 1977. Visit his website at www.jimabernethy.ca



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Your Bank, Your Business Partner



by **Peter Hobb**
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An issue with small to medium sized businesses is that they have to go outside of their businesses to find all the expertise they require to help run a successful business. A business owner brings a certain expertise to the business that is normally the catalyst for starting the business in the first place. However, this expertise is likely limited to a certain aspect of the business. For example, this expertise may include how to manufacture a product or provide a repair service. Other areas of expertise that an owner may not have, but require, could include inventory control and management, sales and marketing, human resource

management, and finance. It is not always financially feasible to employ internally the people required to cover all these different areas of expertise. Therefore the business owner looks outside his or her business for the help they need.

One source of assistance that is sometimes overlooked is the assistance that can be provided by your bank. Your bank is a very important partner in your business because it normally provides the financial capital required to operate successfully. A lack of financial capital is one of the main reasons most businesses fail.

A number of business owners wish that their banks would just give them the money they need and leave them alone to make money. However, as we all know, it is not that easy. To qualify for loan a bank will require information so it can assess the ability of the business to repay the loan. After a business has been approved for the loan and the money has been advanced, the bank will require, sometimes on a monthly basis, financial

information so that it can assess how the company is doing and whether it is meeting its loan covenants. As the owner of the business you need to understand these covenants or ratios and how they are calculated. You also need to monitor them for the same reason the bank does so that you can assess how your business is doing. There are likely other ratios that the bank monitors to determine how your business is doing. Your account manager would be happy to review with you the different ratios your bank uses to monitor your business, explain what a particular ratio is telling you and how to calculate these ratios. Your bank manager would also likely be willing to share industry averages for the ratios they are using to monitor your business so you can assess how you are doing against your competition.

Complying with your bank covenants and debt obligations is the best way to stay on the good side of your bank. However, situations arise where this may not be possible. For example, your

business may lose a major customer. If your business will not be able to meet its bank's covenants and/or you are going to need additional help to work out of a financial problem, it is important that you sit down with your bank manager as soon as possible. When you do this, have a viable plan ready setting out how you are going to get the business back on track and the part that you are asking the bank to play. Do not go to your bank with your hand out and no plan for how the business is going to move itself forward! Your bank manager doesn't like surprises. Also, if you leave your bank manager out of the loop too long, it may be too late for your bank to help you when it does find out about your company's current situation. As a result, your bank may take aggressive action to recover their current loans. Your bank wants your business to succeed as much as you want it to. It is only good business. Be proactive, your bank is an important partner in helping your company be successful.

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“Send Those Grubs Packing”



by Dirk Woudstra

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Your back lawn looks like the neighbour lost control of his new rototiller that he just bought and all you see is dirt instead of green. Before drawing conclusions too early, the culprit could be skunks and other rodents tearing up your lawn looking for grubs. The term given to the larvae of Scarab Beetles found feeding on the roots of turf is grubs. The initial damage resembles

drought stress but as they continue to feed areas of the turf begin to wilt and turn brown. In areas of that exceed five to ten grubs per one tenth of a square meter dead patches of turf will result. Because the dead grass pulls back easily skunks and other small mammals cause secondary damage searching for a meal of grubs.

There are three species of white grubs infesting lawns in Ontario: European Chafer, June Beetle, and Japanese Beetle with the most common being the European Chafer. The adult European Chafer will emerge from turf in mid-June to mid-July. The adults mate and females lay eggs in the soil below. In approximately two weeks they hatch into small grubs providing that sufficient moisture is available. As rainfall resumes in the fall, grubs migrate to the soil and dam-



These White Grubs can cause havoc to your lawn.

age turf. The frost drives them down in December but they come back up in the spring to continue feeding.

Using Nematodes as a biological control program is one way of combating the problem. Your first line of defense should be maintaining a healthy actively growing turf that will ensure a better root system in your lawn. This type of lawn can withstand more grub feeding without turf loss. Lawns that are not healthy

will show turf damage quicker even after a small amount of grub feeding.

So don't panic the minute you see a few grubs in your lawn. Remember the threshold, which you can double on irrigated turf or in years with sufficient rainfall.

Try to follow good cultural practices from early spring to late fall so you can enjoy a great working lawn all season long.



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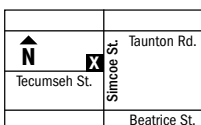
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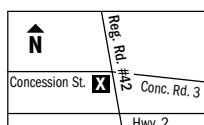
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Mortgage Insurance VS. Term Insurance



by Allison Fellowes Strike

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When you purchased your first home, were you advised to purchase a Mortgage Insurance Policy so your family wouldn't lose their home if you DIED before your mortgage was paid off?

You may have got the impression that buying the coverage was a requirement of arranging the mortgage. It may have been simple and quick- so you never ques-

tioned the amount of coverage or the monthly rate of the policy because the payment was blended into the monthly mortgage amount.

NEXT TIME know there are other options that make more sense, and are much cheaper. For example let's compare the cost of a Mortgage Insurance Policy issued by your Mortgage Lender to a Term Life Insurance Policy issued by a Life Insurance Company.

Compare a \$250,000 policy: 20 year term/ Male 40 yrs & Female 40 yrs/ Both Non-smokers.

The cost of a Mortgage Insurance Policy issued by the Mortgage Lender is approximately \$100 per month, and could very well have decreasing coverage over the term of the mortgage.

The cost of a Term Life

Insurance Policy issued by a Life Insurance Company is approximately \$58.00 per month and the coverage will remain constant for the term.

That's almost half the cost!!!

TERM Life Insurance is the ideal product for protecting your family and your home. The death benefits of the policy can be used to pay off the mortgage, or it can also be used to pay off any other remaining debts, or act as a source of income for your family.

Term Life Insurance also provides the option of choosing a policy size to include all your outstanding debt at the time of your death, such as: auto loans, credit cards, and personal loans.

The Mortgage Insurance Policy generally covers only

the principal outstanding on the mortgage, and upon your death the Mortgage Lender generally receives the funds from the policy payout.

The Mortgage Insurance Policy ends when the mortgage is due, however the Term Life Insurance Policy will stay in effect for as long as you require.

Finally, with a Term Insurance Policy you determine who will be the beneficiary of the policy upon your death, whereas with a Mortgage Life Insurance Policy the Mortgage Lender generally is automatically the beneficiary.

Compare your existing plan with these two options and you may end up saving a lot of money, plus have more coverage and flexibility.



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Tips For A Great Green Lawn



by Richard Heffering

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Spring of 2011 has started out to be extremely wet. The excessive amount of moisture we have seen to date has hindered most home owners with there lawn maintenance and I can only hope the few tips we give you can give some control of your lawn maintenance. With the implementation of Provincial Bill-64, there are only a select few class 11 herbicides available to the general public in Ontario. Being diligent with weeds from a manual standpoint is basically all the homeowner has

in they're arsenal. Through and implementation plan of ground aeration, top dressing, and over seeding with adequate fertilization you should be able to keep your lawn green and healthy all year long. Contact your local nursery or fertilizer supplier and ask what they recommend for you particular situation. We can never stress the importance of good mechanical maintenance on your lawn mower to keep it in top notch working order. Checking and keeping your mower blade sharp is an

absolute must when trying to maintain a healthy lawn. You should sharpen your blade several times a season to prevent the tearing of the crown of the plant. Working with a proper height of cut can also keep certain species of weeds at bay. The thicker and healthier your lawn is the fewer weeds you will have in your lawn. In drought seasons maintaining a proper water level will also help when trying to keep your unwanted cultivar threshold to a minimum.

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Choose light, gauzy drapery panels or white shutters for the windows. Soft, sheer, flowing panels give the impression of gentle breezes.

There is nothing more "beachy" than seashells, starfish and sand dollars. Combine all of your beach finds in a large bowl, scatter them on a table or shelf, or position one unique piece by itself - on the wall or a shelf - as a focal point.

Select summer colours for your walls. Soft blues and greens will remind you of the beach. Buttery yellow is great to mix in.

Keep your trim white, moldings, chair rails, wainscoting, and other accent panels for a clean, summery feeling.

Create a terrific beach mood by opting for all white accessories. On a white shelf, display your white chi-

na, white vases, and white candlesticks. On the wall, hang your family photos in white wooden frames, and intersperse some white starfish.

Go nautical. There are lots of great nautical accessories that can be added to your

home. Lean a ship wheel on a shelf. Hang a wooden anchor on the wall.

Go for beach-inspired patterns. Stripes are always great, especially if they are in blues, greens, and whites. Wave patterns create an "ocean" atmosphere.



Wilma Kulyk is an award-winning interior design professional, and owner of Sensational Seams of Newcastle Ontario. Contact Wilma at 905-987-4272 or email wilma@sensationalseams.com. Read more at <http://www.sensationalseams.com>.

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Newcastle Golf Club: 40 Years And Still Going Strong

The year was 1967. Canada was celebrating 100 years since the birth of our Nation, and in that same year, the Bob Simpson family of Newcastle celebrated the opening of the Newcastle Golf & Country Club.

Together with son Tom, Bob had a vision to design and build a golf course on the family farm. So with only a Massey Ferguson tractor, a plough, a few wagons, lots of muscle and family support, the entire family worked for 3 years moving dirt to shape and seed

and 9 children..... all at the same time.... and at the family rate."

Tom recalled that not so long ago he was working out on the course and one of those 9 children came over to him and said "hello Tom, you may not remember me, I learned to play golf here as a boy with my parents and 8 brothers & sisters. I would like you to meet my 8 year old boy." Tom thought to himself, WOW – it's coming up to 40 years..... 3 generations have played here."

as far away as Toronto, Whitby, Oshawa, Peterborough, Port Perry, and Cobourg.

Newcastle GCC has a reputation as being one of the more beautiful scenic courses with competitive prices and professional experienced staff. The 6,400 yard, par 70 layout features bent grass greens, scenic mature tree-lined fairways, and more than 100 feet of elevation change.

Since 2006, Newcastle Golf & Country Club has undergone several new improvements.



The view from the patio is simply stunning, while the sun peaking through the treeline (lower left) is just as breathtaking. A group of golfers enjoy a round, accompanied by perfect conditions and impressively maintained greens (right). Another picture perfect view of the beautiful landscape that has built Newcastle Golf Clubs reputation for the past 40 years (bottom right).

18 greens, tees and fairways.

When the gates opened to the public in June 1967 – Green Fees cost only one dollar to play 18 holes.

Annual Individual Membership fees were less than \$100 and Family Membership packages were not much more. Tom Simpson explained "Our goal was to encourage people to play the game, so there was no limit on the size of your family. We didn't keep track. For example, often we would see the Bowmanville Post Master playing golf with his wife

In September 2006, the Simpsons sold their family business to Blaise Pucci, an entrepreneur in the building industry who has a genuine interest for the game of golf.

Blaise and his wife Marie Andres carry on the Simpson family tradition - to ensure that our local community is getting all that they deserve out of their chosen golf facility.

Today, the 76,000 trees planted by the Simpsons have matured and the Newcastle GCC is one of Clarington's most challenging courses. Golfers come from

Select trees have been cleared to allow for new and more challenging tee boxes and many areas have been landscaped with stonework, flowers and shrubs.

A new maintenance facility was built fully equipped with new turfgrass maintenance equipment to ensure the course always looks well groomed. The new Administration office has been added to the Clubhouse and pro-shop has been re-modeled to enhance customer service and visibility of the starting holes with improved merchandising space for sales of golf equipment.

2011 Course Improvements now underway include; installing, re-shaping and re-locating some strategic sand traps, installing new on-course signage, resurfacing and extending cart paths.

When asked why the changes, Blaise explains "new golf technology has changed



the game of golf.... we have to keep up, stay competitive and I believe that these improvements will increase our playability and challenge golfers of all skill levels."

Newcastle GCC is now licensed by L.L.B.O. both on and off the course. The outdoor licensed patio is complemented with a 40 x 40 Special Events Tent which has improved and expanded the outdoor banquet facilities.

Blaise and Marie have accomplished much in the last 5 years, and they have more plans for the future.

Marie explains "currently the Food & Beverage component of the club is contained within a 1000 square foot combination kitchen/restaurant portion of the Clubhouse. During the golf season we have our outdoor patio & Special Events Tent. We have identified that there is a growing public demand for more banquet facilities to serve the eastern portion of our Municipality. So, we have cleared a 2-acres site and are making plans to build a 300 seat banquet facility."

The site location includes convenient access from the existing parking lot, proximity to the 1st and 10th tees, and scenic

views of the practice green and holes 9 and 18. Preliminary designs and feasibility studies have been completed.

Newcastle Golf & Country Club is "open to the public" and offers exceptional value and a unique variety of holes for golfers of all levels of skill.

In addition to their al-

Membership(s) which entitles the holder of shares in the corporation to receive payment of an annual dividend and play golf at the Newcastle Golf Club.... for life.

For further information about this opportunity or to convert your current annual membership in a Lifetime



ways competitive annual membership fees (starting at \$1,000 per season) the general public will have the opportunity to share in the ownership of the assets of the golf course holdings, including lands and buildings.

Ownership of the assets will include a Lifetime Golf

Membership, please review the advertisement located on page 12 of this newspaper.

So come on out to the Newcastle Golf Club today where you'll always receive a warm welcome and an opportunity to relax and work on your game!



Scouts Help Growth

by Bob Schafer

The Scouting movement started over 100 years ago in 1907 when Lord Robert Baden-Powell saw the need to provide a program for youth that would help develop them into responsible adults. Today Scouting is the largest youth organization in the world with a membership of more than 30 million in 160 countries.

Scouts Canada is our country's leading youth organization and offers five challenging regular programs for all youth aged 5 to 26 in thousands of individual groups across Canada. Over 75,000 young people enjoy Scouts Canada's programs, which are provided by close to 25,000 caring and dedicated volunteers.

Scouts Canada's Mission: To contribute to the education of young people, through a value system based on the Scout Promise and Law, to help build a better world where people are self-fulfilled as individuals and play a constructive role in society.

Fundamental to their mission is their position on Environmental Stewardship. Scouting has been about the outdoors and teaching sound environmental practices since its beginning. Since 1972 over 80 million trees have been planted by Scouts throughout

Canada.

Healthy active living skills are continuously being developed-through new skills, youth develop self-confidence which leads to their growing self-esteem. Combine that with a value system and we get youth who are ready to stand and make the right decisions even when those around them make different choices.

Leadership development starts in Beaver Scouts, where 5-7 year olds are taught through cooperative play to get along with each other-the beginning of "Team Work". Cub Scouts work in sixes, Scouts in patrols and Venturer Scouts and Rover Scouts in a group with elected peer leaders. Youth work in small groups which means there is a natural transfer of learned skills to family, school groups and business work teams. Unlike other youth organizations, leadership is not based on a hierarchy or command structure, it is leadership developed from within the individual.

I have seen the benefits of the program first hand. Twice I have had the opportunity to be a leader and advisor to two small groups of youth as they have continued in the Scouting program from age 5 to adulthood. Today these twelve youth are engineers, police officers, military offi-

cers, professional tradesmen, and teachers. Some live in far off countries, some are still in town but all of them are successful young people who are making a difference.

Along the way, they made a difference in my life as well.

There are the memorable camping trips, the accomplishment of goals achieved, the community service, the opportunity to be part of a world-wide organization, and the friendships and connections that you carry with you for the rest of your life.

With every new member, every camp and every community service project, Scouts Canada makes one simple promise to Canadian youth, parents and society: Scouts is the Start of Something Great.

Kids in Scouts have fun adventures, discovering new things and experiences, they wouldn't discover elsewhere. Along the way, kids develop into capable, confident and well-rounded individuals, better prepared for success in the world.

If you would like your child to be involved in something great please contact Scouts Canada at 1-888-SCOUTSNow) (1-888-716-8876) or visit www.whitepine.scouts.ca. You may also contact me, Robert Schafer, Area Commissioner, at the Tyrone Mill: 905-263-8871.



Make friends. Don't add them.

1-888-SCOUTS-NOW | Scouts.ca



It starts with Scouts.

Bright futures start with exciting adventures and first-time discoveries. Like paddling a canoe around the lake. And planting a tree for the very first time. Or simply realizing that making new friends is easy and fun. Call us today and help your child discover a whole new world of firsts.

Scouts Canada Programs for boys, girls and young adults. Beaver Scouts: 5 to 7 years • Cub Scouts: 8 to 10 years • Scouts: 11 to 14 years • Venturer Scouts: 14 to 17 years • Rover Scouts: 18 to 26 years

REGISTRATION HAPPENING NOW visit www.whitepine.scouts.ca or call 1-888-SCOUTS-Now (1-888-726-8876)

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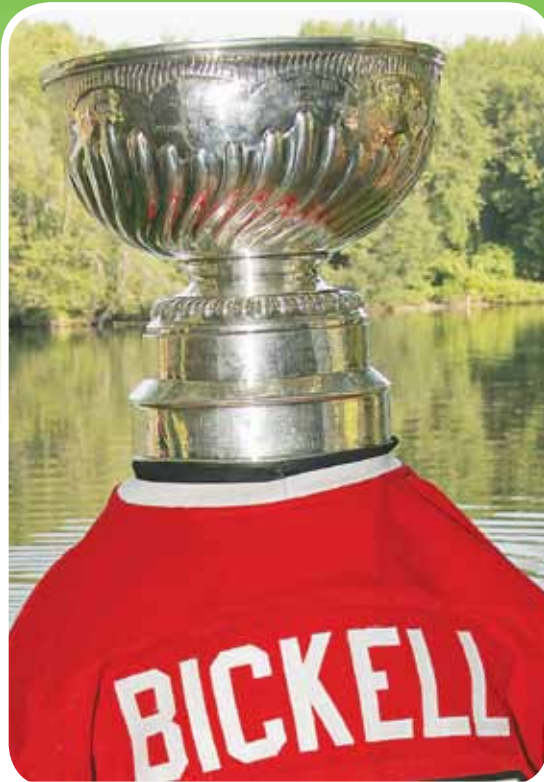
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This event is sponsored in part by:



Bryan Bickell 1ST ANNUAL CHARITY GOLF TOURNAMENT

All proceeds to Clarington Food Banks & Orono Minor Hockey.

When: Friday July 8, 2011

Where: Black Diamond Golf C.C.

To register your foursome or learn about sponsorships opportunities

Contact: Chad Maartense 905-260-7291
pcmaartense@rogers.com



Funds raised will benefit:

Clarington East Food Bank

St. Vincent DePaul Food Bank

Orono Minor Hockey Association

Salvation Army Food Bank



• Newcastle •

Father's Day Special

Newcastle Only

10% off everything, with coupon, for the month of June.

*Limit one coupon per customer

Check Out Our New Location!



Father Day Gift Idea ?

This year, give Dad something unique for Father's Day.

Bryan Bickell #29 Member of the Chicago Blackhawks Stanley Cup Champion Team 2009-10 has autographed a limited number of one of his most memorable photographs taken the day he brought the Stanley Cup to his Hometown.

Hurry !!! Supplies are limited.

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Lange's Photo

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Remember Last Summer, When The Stanley Cup Came To Town ?

Last year on July 8 – Bryan Bickell fulfilled his boyhood dream and in the tradition of a Stanley Cup Champion. He brought the Stanley Cup to his home town.

Bryan has never forgotten and always appreciates the support he has received from his friends and community.

This year on July 8 – The Bryan Bickel Charity Classic Golf Tournament has been organized to raise funds for all Clarington Food Banks and Orono Minor Hockey Association.

Bryan is passionate about giving back to his com-

munity and invites you to join with him to help raise funds for these important community organizations. You can give back too !

How can you help ?

- Play in the 1st Annual Charity Golf Tournament on July 8, 2011
- Sponsor a hole for a little as \$100.
- Donate a Silent Auction Prize for the Banquet hosted by KX96 Sports Announcer Rob Snoek.
- Buy an autographed photo of the Stanley Cup.

For more information contact:

- | | |
|-------------------------------------|--|
| Chad Maartense, 905-260-7291 | pcmaartense@rogers.com |
| Jim Abernethy, 905-261-7788 | jimabernethy@royalservice.ca |
| Ron Hooper, 905-623-5747 | rhooper@clarington.net |
| Mark Foster, 705-760-5382 | foss82scug@hotmail.com |



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Featured Home *of the month*

4075 Concession Road 8, Kendal \$1,449,900

RUSTIC ELEGANCE IN THE HILLS OF KENDAL

Often referred to as 'Big Sky' the view from your dining room defines the term "Million Dollar View."

When you view this home you will discover that only the finest quality of materials and craftsmanship were combined to construct this rustic but elegant home perched atop a lonely ridge in the Oak Ridges Moraine.

The 12 acres of mature forest surrounding the home site offer ultimate privacy without hindering the spectacular views across the vast Kendal Valley to the Ontario lakeshore below - truly one of Clarington's hidden gems.

Features include:

- 3+2 bedroom mountain style home with timber frame construction & accents.
- Great Room with floor to ceiling Owen Sound Ledgerock fireplace.
- Gorgeous custom open concept kitchen with solid 1/4 sawed oak cabinets, marble, marble and more marble.
- Huge open concept dining area designed to take advantage of the spectacular views.
- Eco friendly & efficient ground source heating system.



- Quality water from high yielding well.
- Zoned, in-floor heating under slate and cork floors.
- Separate self-contained 3 bdrm Guest or Nanny's Quarters connected to main residence.



- 5 minutes to Brimacombe Ski Hill (formerly Oshawa Ski Club)
- 5 minutes to proposed Hwy 407 / Hwy 35/115 interchange.



- 2 minutes to the Ganaraska Forest - full of endless trails crisscrossing the 10,000+ acre Provincial Forest Preserve.
- Well known deer-run crosses through this property.

- 12 minutes to Hwy 401 / Hwy 35/115 interchange.
- 45 minutes to Downtown Toronto (in non-rush hour traffic)

See for yourself how spectacular this home really is!

Follow these steps to view the virtual tour:

- Visit my website www.jimabernethy.ca
- On my main menu page, find and click on "Listings"
- Scroll down the various listings and click on 4075 Concession Road 8
- Find and click on the "virtual tour" button.
- Grab a coffee and get ready to have an up close and personal tour of one of the most spectacular homes available on the MLS Market this side of Yonge Street.

Call Jim Abernethy @ 905-261-7788 for further information, or to arrange your personal viewing of this spectacular property.

MLS# E2112862 Offered @ \$1,449,900.



Beautiful house located in Kendal Valley will make you fall in love with it instantly. There is lots of property to accommodate any type of homebuyer (upper left) and the "million dollar view" cannot be described in words. As nice as the exterior of the house is the interior is just as impressive (above right & left) with a kitchen to fulfil all your needs (upper right) and a dining area displaying the gorgeous view (left).



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Understanding The Real Estate Process Can Save You Time And Money.

by Jim Abernethy

REAL ESTATE BROKER

This feature article is a sample of the many on-line reports that are available for you to read in the comfort of your home or office. To learn more about the home buying and selling process – I invite you to read additional reports available on my website: www.jimabernethy.ca

Eight Common Mistakes Home Sellers Make:

1. Failure to effectively market the property.

Good marketing distinguishes your home from hundreds of others on the market, selling its benefits not just its features. Open houses and print advertising (the most obvious) are only moderately effective. Only 1% of homes are sold at open houses, and just 3% of people purchased their homes after seeing a print ad! Your Realtor® should be using other methods as well to attract prospects. Ask your sales professional to provide a list of things they will do to market your home.

2. Basing your asking price on needs or emotion not market value.

Many sellers base their pricing on what is termed as Subjective Value. To an appraiser, subjective value is based on emotions. For example, how much a seller paid for their home, how much they love their home, and overall pride of ownership is considered subjective value. Objective Value, is what ALL appraisers base the true value of a property.

Setting the asking price of a property should always be based on Market Value. Appraisers call this objective value. Objective value looks at the condition of the property; it's location, what properties with similar features in the same area are selling for, what other properties in the same area are listed for, and the overall condition of the economy and real estate market.

If your home is not priced competitively, homebuyers will prefer larger or better homes in the same price range, increasing your time-to-sell. When your price is later lowered, buyers may be wary because they suspect other reasons the house has remained unsold so long.

3. Failing to "present" the home.

A property that is not clean or well-maintained can suggest hidden defects that increase the total cost of ownership. Sellers should make necessary repairs, and spruce up the house inside and out, keep it clean and neat, or risk chasing away buyers brought in by realtors. Buyers will leave themselves a large margin for error for the cost of repairs, reducing their offer price.

4. Over-improving your home before you sell it.

Most buyers will base their decision on purchasing a home based on how they feel about the kitchen and bathrooms. If these areas of the home meet both their emotional and physical needs it is generally easier to sell a home. It is a good idea to get a real estate professional to do a market assessment of what your home is worth BEFORE improvements. The next step would be to get a written estimate for improvement costs; then have your real estate professional give you an update on the market value to determine how much more money your home will sell for AFTER improvements are made. This will let you know whether it makes sense to upgrade your home before you put it

on the market, or to just put it on the market for sale the way it is.

Sellers may spend thousands of dollars doing the wrong upgrades to their home prior selling, expecting to recoup this cost. If you are thinking of selling, ask your realtor which upgrades are cost effective. Typically the most important and saleable areas of any home are the kitchen and bathrooms.

5. Choosing the wrong Realtor® or choosing for the wrong reasons.

Many homeowners list with the real estate sales representative who tells them the highest price, or a popular Real Estate company in the area. Remember it is NOT the sign that sells a home it is the real estate sales representative. Sellers should always choose the salesperson who provides the most experience and the one the seller thinks has the best negotiating skills. More experience could mean a higher price at the negotiating table, selling in less time, and with less hassles along the way.

6. Failing to take the first offer seriously.

Many sellers believe that the first offer received will be one of many to come, hoping to hold out for a higher price, especially if the offer comes in soon after the home is listed. Often the first offer ends up being the best buyer, and many sellers have had to accept far less money than the initial offer much later on in the selling process. The first 2 weeks of the listing term is critical. It is this time that the home will usually get MOST

of its action. Do NOT let how quickly the offer came in determine your decision to accept it or not.

7. Using the "Hard Sell" during showings.

Buying a home is an emotional decision, and buyers are looking to see if a house is comfortable for them. Good Realtors® let the buyers discover the home's features on their own, pointing out only features they are sure are important to them. Overselling your home during showings make buyers think they are

paying for features that are not important to them and can lose the sale.

8. Not knowing your rights and obligations.

The contract you sign to sell your property is a complex and a legally binding document. An improperly written contract can allow the purchaser to void the sale, or cost you thousands of unnecessary dollars. Have your Realtor® fully explain the contract or have your lawyer review it before acceptance.

Jim Abernethy has been a registered Real Estate Salesperson since 1977. His Real Estate career included the position of Vice President & Regional Sales Manager for one of Canada's Leading Realtors. Jim is currently registered as a Broker with Royal Service Real Estate Inc. Brokerage, Bowmanville. Jim is now available to help you and your family with your Buy/Sell Real Estate needs. To learn more about the process of buying and selling a home - Contact Jim Abernethy at 905-261-7788 or visit his website at: www.jimabernethy.ca

CLARINGTON

Bed & Breakfast Directory

<p>THE HAMPTON'S 219 Edward Street West, Newcastle, Ont. L1B 1E8 • 905-987-1005 www.bbcanada.com/10099.html • No. Rooms - 1 <i>Where country casual meets gourmet, 15 minutes to Mosport, Waterfront Trail bike packages.</i></p>	<p>BROOKSIDE COTTAGE CABIN, 7054 Lettner Road, RR1 Bowmanville (Tyrone) On L1C 3K2 • 905-263-4285 • www.bbcanada.com/brookside • No. Rooms - 2 <i>Romantic cottage on wooded meadow's edge, overlooks trout stream, more than a place to stay.</i></p>
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<p>O'HENNESSY HOUSE 2510 Nash Road, Bowmanville, Ont. L1C 3K4 • 905-441-5655 • ohennessyhouse@hotmail.com www.ohennessyhouse.ca • No. Rooms - 1 <i>Unique log home on forested river valley edge, stunning bedroom, private bath & living room, pond & swimming pool.</i></p>	<p>KENDAL HILLS COUNTRY VACATIONS, 8075 Maynard Road, Orono, Ont L0B 1M0 905-983-5465 • tufts@kendalhills.ca • www.kendalhills.ca • No. Rooms - 3 <i>Relax over breakfast out on the veranda of our 1870's farmhouse and enjoy the panoramic views of the Oak Ridges Moraine.</i></p>

To list your Bed and Breakfast, please contact the Home Promoter at 905-261-7788

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For more details about this special offer Contact:

Jim Abernethy, Broker

905-261-7788

Jimabernethy@royalservice.ca

Tyler Smith, Broker

905-697-1900

TylerSmith@royalservice.ca



discovering *your* RURAL ROOTS



by TIM TUFTS

Bed and Breakfast accommodations have become a popular choice among Ontario residents and visitors for many years. My wife Frances and I investigated the idea of converting our century farmhouse into a unique bed and breakfast when we started asking questions like, where do people go for a break if they want to take their dog? What if they have a dog and a horse?

The answer lay in the Bed & Bale concept. This combines the elements of a B&B on a farm with the joys of horseback riding. We have been farming at Kendal Hills near Orono, Ontario near the spectacular Ganaraska forest for the past 20 years as well as breeding top performing English Setters and Canadian horses. Combined with a beautiful 1860's post and beam farmhouse and some of the most beautiful scenery in southern Ontario, it was an easy leap to a successful farm vacation business.

Guests arriving with their horses and dogs are treated to gracious country hospitality and great food prepared in a country kitchen. After breakfast, the trails are a mere 500 metres from

the front door, providing access to the forest without the need to travel on busy roads. Guests can ride for an hour or for a whole day enjoying the magnificent countryside with vistas stretching all the way to Lake Ontario.

Administered by the GRCA, the Ganaraska Forest is acknowledged as one of the premier areas in Ontario for recreational trail riding. It stretches along the Oak Ridges Moraine, north of Lake Ontario from highway 115 all the way to Rice Lake. It encompasses approximately 11,000 acres of beautiful

rolling hills covered with huge stretches of mature hardwood forest broken by gorgeous views of, what one guest referred to as, "The best kept secret in southern Ontario."



Day passes and maps are available for guests at nominal fees that go toward maintaining the trail system. Hiking is also encouraged for those who would just like to stretch their legs and get fresh air and exercise.

B&B country vacations are not limited to equestrian pursuits; there are host farms offering opportunities to experience everything from livestock operations to organic vegetable farms. Guests are welcome to participate at whatever level they feel most comfortable.

The farm vacation concept is becoming more popular throughout Ontario with the increasing interest in locally grown food, and as the ever-growing urban population tries to keep in touch with its

rural roots. For those who were raised in the country and have not been back to farm life for many years, the experience unlocks many memories. Despite changes in automation and other modern upgrades, the basic tenets of farming, horseback riding and long hikes in the beautiful countryside have remained the same in the most important things, especially the peace and connection with the earth that resonates in most people, no matter where they were raised.

There are several groups representing the country B&B industry in Durham Region and throughout the province. Information on many of these enterprises is available through the Ontario Farm and Country Accommodations Association or the Bed and Bale directory for Canada.

Tim Tufts is a freelance writer, champion dog trainer, horse breeder and rural heritage advocate. He can be reached at tufts@kendalhills.ca

Sunspace Sunrooms

More and more families are spending time at home. Adding a sunroom to your house is a great way to not only increase your living space, but to enjoy the outdoors while sitting indoors. Enjoy the fresh air without worrying about wind, rain, insects and harmful UV rays.

Sunrooms can be used in a variety of ways, a children's play room, an exercise room, an eating area or just a quiet place to relax. Installing a Sunspace Sunroom not only adds beauty and comfort to your home, but it can increase its value.

When looking to expand a home's living space, a sunroom is an affordable option, especially when compared to creating an addition. A sunroom can be installed during the spring, summer or fall and can be installed directly onto an existing patio or deck, or under a previously constructed roof.

Sunspace has been manufacturing sunrooms since 1991 and is independently owned and operated. All Sunspace sunrooms are custom designed and engi-



neered to fit the exact specifications of each home's architecture and local building codes. They are available in a variety of different colours to match or complement the home's exterior and come with a lifetime warranty.

In addition to Sunrooms, Sunspace also manufactures and installs Railing and Fence Systems, Acrylic Roof Systems, Therma-deck Systems and the WeatherMaster

Window System that converts any porch into a beautiful three season room!

Sunspace is located at 300 Toronto Street in Newcastle, and is open Monday to Friday from 8 a.m. to 4:30 p.m. Evenings and Saturdays are also available by appointment. For more information, please call (905) 987-4336, 1-800-755-3365 or visit the website at www.sunspacesunrooms.com.



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For more information or to arrange a viewing
Call Jim Abernethy, Broker 905-261-7788 cell
jimabernethy@royalservice.ca

15 Rosalynn Ave., Bowmanville



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4075 Thertell Road, Ganaraska Forest Area



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George Burley Street, Newtonville



\$490,000

127 acres of vacant land abutting the east side of Village of Newtonville build boundary. Open pastures, both hardwood & cedar bush with streams offers many picturesque sites to build your dream home. Frontage on George Burley Street (paved road). Only \$3.858 per acre.

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Kendal Valley - 174 Acres



\$775,000

This property has been sold conditionally, however there is an escape clause if you choose to submit an offer. Surrounded by spectacular vistas of the Oak Ridges Morain. Productive farm provides \$2,000 / month rental income. On paved Regional Road 18 adjacent to Kendal Village build boundary. Vendor will assist financing. Only \$4,454 per acre.

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122 King Street East, Bowmanville



\$229,900

Vacant Building Lot in Downtown Bowmanville. Zoning in place for combined Commercial + Residential Uses. Municipal Development Charge Fee CREDITS available. Corner lot, great visibility & access. Vendor assisted financing.

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1 Division Street, Bowmanville



\$ 8.50 / Sq. Ft.

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HOME COOKING

with Cathy



by Cathy Abernethy

HOME PROMOTER
CONTRIBUTOR

www.jimabernethy.com



I hope everyone has been enjoying my recipes in the last few editions of Home Promoter. Thank you to everyone who tried them. Your kind words and feedback are appreciated. Please know that I have enjoyed getting out my recipe files and sharing them with you. June is the month when we harvest both our local rhubarb and strawberries. In this the "spring edition" I have included 2 recipes using rhubarb, with a strawberry option. Both are both tried and true and have been in my recipe box for many years.

For Jim, the pie recipe is very special. We were newlyweds and it was very early in his real estate career. He would ask me to prepare a few strawberry/rhubarb pies for the "agent open house inspections" that he hosted for his new listings. Jim would advertise the pies right on the Real Estate Board "agent open house" announcements and claimed that my pies would always guarantee a good turnout. I guess it worked because I baked a lot of pies and he sold a lot of houses. Fortunately for me the Real Estate Boards have changed the rules, and advertising goodies for the "agent open house" announcements is no longer allowed. I am glad that he is back in his element selling homes, and that the Board rules have changed. The rhubarb cake recipe does involve a few steps but it is well worth the effort.

We hope you enjoy the season and all the wonderful things we are so fortunate to have either in our own gardens or from the bounty of fresh produce from our local farmers and markets.

Rhubarb Custard Pie

Ingredients:

- 1 unbaked pie shell- 9-10 inches
- 2 eggs
- 1 ¼ cups sugar
- ¼ cups flour
- Pinch of salt
- 3 Tbsp. soft butter
- 1/3 cup milk
- Pinch of cinnamon
- 4 cups tender rhubarb cut into 1" pieces
- (I added 3 cups of rhubarb and 1 cup of sliced strawberries as an option since strawberry season is right around the corner).

Preparation

Beat eggs well. Add sugar, flour, salt and cinnamon. Add butter and stir in milk. Beat until blended. Add rhubarb and put mixture into unbaked pie shell. You can make a lattice top for the pie if you wish. Bake at 450 degrees F. for 15 minutes. Reduce heat to 350 degrees F. and bake for 35 minutes longer.

Rhubarb Cake

Preparation

- Cut 3 cups of tender rhubarb into 1" lengths.
- Arrange in a baking dish. Spread 2 Tbsp. butter over rhubarb.
- Sprinkle 1 cup sugar and ¾ cup orange juice on top of rhubarb.
- Bake at 350 degrees F. for 30 minutes.
- Transfer rhubarb with slotted spoon to dish and let cool.
- Reserve the juices from the baking dish.
- Butter a 9x5x3 loaf pan.
- Sprinkle ½ cup sugar in bottom of pan.
- Add rhubarb, rounded side down on bottom of loaf pan.
- In a separate bowl mix 1 ½ cups flour, ¼ cups sugar, 1 Tbsp. baking powder together.
- Add 6 Tbsp. butter to flour mixture and blend .
- In another bowl, beat 2 eggs and 1/3 cups milk together and add to flour mixture.
- Spoon cake batter over rhubarb.
- Bake at 350 degrees F. for 30-35 minutes until toothpick comes out clean.
- Invert cake onto plate and cool.
- In small saucepan cook reserved rhubarb juices until reduced to ½ cup.
- Spoon over warm cake and serve with whipped cream.

Enjoy!!



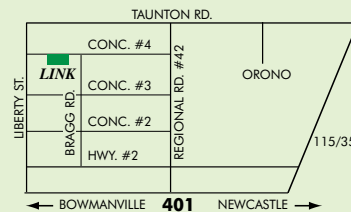
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Farmer's Markets In Durham Region



by Tom Coleman

DURHAM FARM FRESH
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Spring has sprung, and local farmers' markets are opening across Durham Region. It's never been easier to fill your dinner plate with fresh, nutritious, delicious local food.

Packed full of flavour and nutrients, locally grown food is normally sold within a day or two of being harvested—

it is picked at peak ripeness, giving you the freshest product possible. Plus, you can come meet the experts who planted, grew, picked and prepared the food—right here in Durham Region. They're happy to chat with you and your family about what's in season, favourite recipes, and how the food gets from the farm to your table.

Here in Clarington, the Newcastle Farmers' Market is open at the Newcastle Arena, 103 Caroline St. W, every Sunday from 10 a.m. to 2 p.m. There is also a farmer's market held on Saturdays and Sundays at the Courtice Flea Market at 1696 Bloor St. from 9 a.m. to 4 p.m.

Discover the local difference—see you at the mar-



Local Farmers Market offers a wide variety of healthy local food choices that will make any meal delicious.

ket! For a full list of farmers' markets in Durham Region, and a seasonal availability

chart, visit us online at www.durhamfarmfresh.ca or call 905-427-1512.

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Why Grow Daylilies?



Henry Lorrain

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www.hayfield.ca

They are easy perennials to grow, low maintenance, nearly pest free in southern Ontario, are drought tolerant and provide great colour in the heat of the summer when most other perennials are not in bloom.

That being said, they love water and thrive in soil enriched by manure or well rotted compost.

Daylilies come in a range of heights; from twelve inches to about 48 inches, with some even taller. Bloom size varies from tiny two inch flowers to huge seven and a half inch blooms. There are singles with three petals and three sepals and doubles with a centre filled with petals. There are spider form flowers with very narrow but long petals.

On a mature plant you will have ten to twenty flower scapes (stalks) with ten to forty five blooms on each providing hundreds of luscious blooms over a three to four week period. Some are early, meaning they start in early July, the midseason ones start about ten days later and the late ones start in late July, providing bloom into August. Some plants

re-bloom. Some need a prolonged warm season and some re-bloom regardless.

The modern daylily grows to an eighteen inch clump unlike the old species daylilies that keep spreading.

Daylilies can be divided and planted from early May till mid September here in southern Ontario and are

available from nurseries, garden centres and breeders where the latest varieties can be obtained.

Easy to grow and easy to love!

Henry Lorrain, hybridizer and owner of We're In The Hayfield Now Daylily Gardens. www.hayfield.ca



Daylilies are a beautiful addition to any garden and are very easy to grow with almost no hassle to maintain them.

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