THREE WISHES!
Energy Efficiency, Convenience, Comfort

Located at 696 Muskoka Road 3 North in Huntsville this modified South Meadow plan makes wish granting genies unnecessary. This Energy Efficient, 1,208 sq.ft. bungalow is ENERGY STAR rated and Tarion warranted. Conveniently located close to shopping, hospital and Hwy 11, it’s ready and waiting for your personal touches. Comfortable step saving floor plan includes 2 bedrooms (master has a huge walk-in closet), main floor laundry, and easy access from garage to foyer. The well-appointed kitchen is open to the dining and living rooms with sliders to the rear yard. Fully insulated basement with rough-in for an additional bath awaits your master plan. Immediate possession.
Come see us at the:

HOME & COTTAGE SHOWS

for discounted tickets
for Cottage Life Show
visit our web site
www.frenchsfinehomes.ca
see the Media Tab to get the link
Promo Code is FRENCHS13

DATES FOR 2013

THE SPRING COTTAGE LIFE SHOW
APRIL 5 – 7, 2013
INTERNATIONAL CENTRE, TORONTO

Gravenhurst Centennial Centre
101 Centennial Drive, Gravenhurst

April 26 – 28, 2013 Muskoka Home and Cottage Show

HUMOUR CORNER

No Grandma, Listen, Double-click the internet Explorer Icon.

Even Dogs Do IT...
Tell her you are a guard dog, Yeah, A Rottweiler, and Thot you’re single and neutered...

ATTENTION GENERAC OWNERS

Be sure to keep the snow shoveled away around the perimeter of your
Smoke alarms and CO detectors don't last forever.

Our Fire Departments do a great job of reminding us to change the batteries in our smoke and CO detectors when we change the clocks. If you have hardwired detectors you, like me, probably smile smugly and think it doesn't affect you.

Just like other conveniences in your home, these detectors do wear out. Smoke alarms have a useful life of 10 years, on average, while CO alarms should be replaced after five to seven years.

Also, your hardwired detectors usually have battery back-up to ensure your continued safety during power outages, and those batteries do need occasional replacement.

This is a common story --
'Friday my CO detector was beeping like it had low batteries. Changing the batteries didn't fix it so while we were out we picked up a new one. Last night we came home and the second one in the house was doing the same--and again batteries didn't fix it. I changed the batteries in the third one and tested it fine. We picked up another new one today. Tonight we're sitting here watching TV and….BEEEPP. Yep, 3rd one bad in 3 days.'

So...if you bought your CO detector more than 5 years ago, or your home was built before that, and they are not part of a security system (for example, Peerless Security) you may want to think about replacement before they wake you in the middle of the night!

Your Options:

1) Replace detectors yourself.
The smoke detectors we usually use can be removed from the bracket on the ceiling. Turn off the power to the smoke detector and try turning the cover counter clockwise and it should pop off the ceiling leaving the base on the ceiling. Next unplug the wire connector. Take that to the store and replace it with the same one or one compatible so you can plug it back in.
2) Have our office schedule Wallace our warranty guy or Mike from Ellis Electric to replace them for you.

Interconnecting CO detector/smoke detector

French’s Fine Homes will often install CO and smoke detector combo units that have the ability to talk to each other – that's helpful if you have a large home and worry that you may not hear an alarm sounding in a distant part of your home.

Note: If Peerless Security has installed an alarm system for you, you will need to contact them. The number is on your keypad.
Hello Everyone!

Gary and I are writing this note from Manitoba hoping to let you know how appreciative we are of all your work. Starting in 2011, we had investigated lots of builders and had decided to go with someone local, thinking that they would have a better understanding of the local conditions and contractors. We had a marvellous first impression when we spoke with Al Bryant regarding a lot at Riverview, and nearly bought that lot. When we decided against that and bought a lot in Woodland Heights, Al graciously agreed to give us an estimate on building the house we wanted up there instead.

From the beginning, we've found all the staff eager to help us, friendly and good humoured. We visited the model a million times, saw Cathy's house (a different model!) and generally were pesky for months. We even got a fine compliment from a competitor, who told us we couldn't go wrong with Larry French and his staff. No money changed hands - there was just trust, and a comfortable feeling that when we were ready to build, French's would be ready too.

That ready moment came earlier than we expected, when our wonderful daughter in law got sick, and our son and their family needed support. When we let Al know we needed to build quickly if possible, work commenced quickly too.

In spite of a tricky lot, our house was built on time and with very little difficulty from the standpoint of the Doves! With Mair to give us hours of help with options and design decisions, I cannot imagine how things could have gone more smoothly. Mistakes on the part of French's were exceedingly few, minor and corrected quickly. Challenges from the Doves I'm sure were several, but all were met with the patience and good humour mentioned above.

French's has many strengths as a company - estimates of cost were accurate, work was done well and on time, explanations of work were given cheerfully by any of the people we met on site. Brian the site manager was available for our questions, and our wishes were always taken into consideration. Builder Trend enabled us to see progress even when we weren't home in Ontario, and Mair proved to be a wealth of local information about other services.

If we try to mention all the folks by name we'll miss some, but special thanks to Rodney, Faye, Janet, Cathy (many times over) in addition to our great gratitude to Mair, Al, Brian, Wallace and of course the boss Larry. Please, on our behalf, thank the people who did all the work on site as well. It was not just effort, local knowledge and expertise however, that made things go smoothly, but your kind attitudes and patience.

In short, we're delighted with our home and delighted to give thanks and any recommendation you might need.

At some point, you'll receive a token of our appreciation, but for the moment, from snowy Manitoba, there's this letter to say Well Done!!

Sincerely,
Linda and Gary Dove
October 21, 2012,

Dear Larry and all the staff at French Fine Homes;

At this time last year, Alan and I were attempting to decide whether to rebuild our cottage. To say the least, the thought of such a venture was daunting but, after a couple of recommendations by your previous customers and speaking with Larry we felt confident to take the plunge and we are so glad we did.

With Larry's great expertise, Mair's undivided attention and very useful knowledge, and collectively the skills, dependability, positive attitude of each and every employee we believed that all involved were not just building a house for us but also, our home. Each step of the way we felt confident that our new home was, over and above minimum standard and every attempt was being made to please us and give us what we wanted.

Over the past months, we have been able to enjoy and share with family and friends our new cottage. It is with great comfort to know our home is a solid and reliable shelter to serve us for the many years ahead. Thank you.

Rita and Alan Hoffman
Great Deals for A Great Cause

A fun charity event in support of the Royal LePage Shelter Foundation

Restoring hope for more than 30,000 women and children across Canada and in our community each year.

Presented By:
Royal LePage Lakes of Muskoka Realty Inc
Brokerage

Saturday, May 11, 2013
Royal LePage Offices Throughout Muskoka

Donate your unwanted, gently used items to our garage sale and you’ll be helping women & children in our community safely escape violence. 100% of the proceeds go to a local women’s shelter & to education & violence prevention programs in our community. www.rlpmuskokagaragesale@gmail.com

For more info call Joan 705-646-3489

www.royallepage.ca/shelter

All offices are independently owned and operated, except those marked as “Royal LePage Real Estate Services Ltd.”
©2010 - 2013 Brookfield Real Estate Services Fund.
Santa came to visit at the Port Sydney Hall in early December

Thanks to the wonderful volunteers for helping with the Huntsville and Bracebridge Parades

Christmas Dinner at Mark O'Meara
**Maintenance Checklist**

**January**
Check and clean or replace furnace filter and heat recovery ventilator (HRV)
Keep snow cleared away from perimeter of Generac
Clean humidifier
Check and reset GFCI
Test smoke alarms and carbon monoxide detectors
Clean range hood filter

**February**
Check and clean or replace furnace filter and heat recovery ventilator (HRV)
Clean range hood filter
Check basement floor drain to ensure the trap contains water; refill if necessary

Annual Safety Check
a) door locks
b) smoke detector
   (change batteries in fireplace and remote at the same time as you
   change the batteries in smoke detectors)
c) window locks
d) potential fire hazards
Keep snow cleared away from perimeter of Generac

**March**
Check and clean or replace furnace filter and heat recovery ventilator (HRV)
Test GFI’s
Check sump pump for operation
Clean range hood filter
Keep snow cleared away from perimeter of Generac

**The 4” pleated media filters for your furnace are available at Dean's Home Hardware in Port Sydney.**

**Walk for Memories 2013**
We are proud of ‘Team Sometheimers’ who raised $2,250.00 for the Alzheimers Society of Muskoka. Mair and Faye walked in honour of their mom, Milly French. Janet and her family walked in memory of her mom, Betty Elema, who lost the battle with Alzheimers two years ago. Good

Follow French's Fine Homes on Facebook and Twitter