



French's Fine Homes

MUSKOKA'S MOST ENERGY EFFICIENT BUILDER



Newsletter

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OPENING THIS SPRING!



On March 30th 2013, fire destroyed Smith's Service Center in Port Sydney. Thankfully there were no injuries to anyone, but the community has steadily bemoaned the loss of our gas station, variety store, and laundromat.

For the Lee family, it has been a long arduous struggle to work out the details with the insurance company, and have the plans for the service center drawn and priced. At the end of October they awarded the contract to us.

The target completion date is mid-April, and they plan to re-open by April 30th. In the beginning, we seemed to sit around and wait - for permits, and drawings, for example. Now, despite the winter weather, the footings are done, the foundation is done, and we actually have walls started!

The gas station and variety store will return, but the laundromat will not. We can tell you there is another 'something' in the works, but nothing has been finalized, so stay tuned.....

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 2014

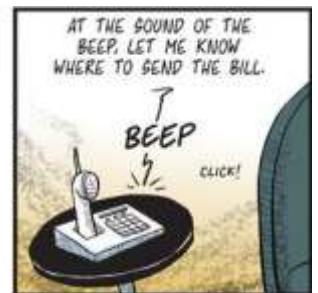


Bracebridge Memorial Arena
168 James St., Bracebridge

April 25 – 27, 2014 Muskoka Home and Cottage Show



HUMOUR CORNER



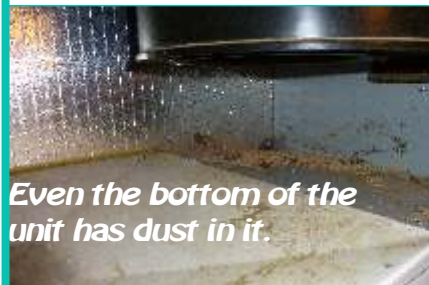
ATTENTION GENERAC OWNERS



Be sure to keep the snow shoveled away around the perimeter of your Generac so the exhaust is clear.

HOMES NEED TO BREATHE

After a client had corn blasting done on the decks we discovered the HRV vents full of the corn dust. The pictures really tell the story.



Even the bottom of the unit has dust in it.



The filter is clogged with corn dust.



This is something to be aware of when you are doing any work outside the HRV intake. HRV's must be maintained. HRV systems are required in energy efficient air tight homes to make sure that fresh air can circulate and that pollutants and humidity are extracted from the house. However, like a vacuum, if the filter is not replaced the system stops working. Don't forget on demand water heaters and furnaces could also ingest dust as well. We had to replace one customer's on demand hot water heater due to rock dust from landscape work.

The following "Seven Steps to a Happy HRV" I found on the cmhc website.

Your heat recovery ventilator (HRV) can help make your house a clean, healthy living environment, while keeping fuel bills down. But your HRV can't do all this without your help. It only takes seven simple steps to keep your HRV happy . . .

The Seven Steps to a Happy HRV

Step 1: First, turn off your HRV and unplug it.

Step 2: Clean or replace air filters

Dirty or clogged filters can lower ventilation efficiency. Try to clean your filters at least every two months. Filters in most new HRVs can be easily removed, cleaned with a vacuum cleaner, then washed with mild soap and water before being replaced. Older units have replaceable filters. If your HRV is easily accessible, this is a five-minute job.

Step 3: Check outdoor intake and exhaust hoods

Remove leaves, waste paper or other obstructions that may be blocking the outside vents of your HRV. Without this vital airflow, your HRV won't function properly. During winter, clear any snow or frost buildup blocking outside vents.

Step 4: Inspect the condensate drain

Check to see if your HRV has a condensate drain—a pipe or plastic tube coming out of the bottom. If it does, slowly pour about two litres of warm, clean water in each drain pan inside the HRV to make sure it is flowing freely. If there's a backup, clean the drain.

Step 5: Clean the heat exchange core

Check your HRV owner's manual for instructions on cleaning the heat exchange core. Vacuuming the core and washing it with soap and water will reduce dust that can build up inside the core.

Step 6: Clean grilles and inspect the ductwork

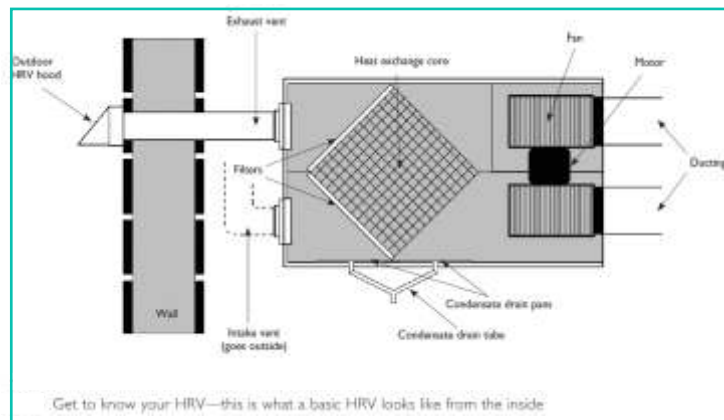
Once a year, check the ductwork leading to and from your HRV. Remove and inspect the grilles covering the duct ends, then vacuum inside the ducts.

Step 7: Service the fans

Remove the dirt that has been accumulated on the blades by gently brushing them. Most new HRVs are designed to run continuously without lubrication, but older models require a few drops of proper motor lubricating oil in a designated oil intake. Check your manual for complete instructions.

Some Things I've Learned:

- In the winter time the HRV should be set at 40. If you find it too dry try 45. Usually the windows will start to sweat at 50.
 - When it is minus 30 outside set the humidistat to 15% - 20%.
 - When the HRV is running on high all the time it causes too much positive pressure inside the house. Moist inside air is being forced out through the door seals and door knob mechanisms - causing freezing when it hits the cold door and knob mechanisms.
 - In the summer time the HRV should be running all the time on the lowest setting (1st yellow light) or on 20/40 cycle (green light should be flashing) on the lowest fan speed.
 - When the HRV is running the bottom light on the row of lights on the control panel should be green.
- There is a cardboard card in behind the top of controls with instructions.
- There are 4 mode settings - 20/40, recirc, off, and vent.



Get to know your HRV—this is what a basic HRV looks like from the inside



Happy Winter



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

Marilyn & Larry, wish to thank our staff for a great Christmas gift this year - a donation to support the rescue restoration work in the Philippines! Your thoughtfulness and kindness is appreciated by us, but especially by those in such need. We also enjoyed the book: Reluctant Pioneer - a great insight into the life of 1875 pioneer life. That's when men were men and so were the boys. I could not put it down until finished. Thanks, Larry (& Marilyn)





Christmas Party Pictures 2013



All the help we had with the wrapping, setup, craft tables and cleanup at the Family Christmas Party in Port Sydney was sooo appreciated!

Thanks to all of you!



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.**

A few old couples used to get together to talk about life and to have a good time. One day one of the men, Harry, started talking about this fantastic restaurant he went to the other night with his wife. "Really?", one of the men said, what's it called? After thinking for a few seconds then Harry said, "what are those good smelling flowers called again?" "Do you mean a rose? the first man questioned. "Yes that's it," he exclaimed. Looking over at his wife he said, "Rose what's that restaurant we went to the other night?"

**HUNTSVILLE & BRACEBRIDGE
 MODEL HOMES
 DIRECTIONS AND 'WINTER' HOURS
 Open From Dec 1 to March 6, 2014**

**Saturday 10am to 4pm
 Sunday 12pm to 4pm**

**\$499,900
 HST INCLUDED
 REBATES ASSIGNED TO
 French's Fine Homes**



**Huntsville Model
 8 Woodstream Drive**



To reach our model from Hwy 11, exit Hwy. 11 at Hwy. 60. Left onto Muskoka Rd. 3 N. Go 2 km. Watch for Muskoka Meadows sign on left.

Call 705-788-3141

**\$906,900
 PLUS HST**



**River Front Property
 Bracebridge Model
 135 Keith Road**



To reach our model from Hwy 11, exit at District Rd 118 W (Ecclestone Drive). Turn right onto Keith Road. Watch for signs.

Call 705-645-6717

**\$395,692
 HST INCLUDED
 REBATES ASSIGNED TO
 French's Fine Homes**



**Bracebridge Model
 18 Gainsborough Road**



To reach our model from Hwy 11, exit Hwy. 11 at District Road 118 W which becomes Wellington Street. Turn left onto Santa's Village Road. Turn right on Gainsborough Road.

Call 705-637-0811



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