

The Inside Track...

OIL DEADLINE INSPECTION IS HERE

Many homes in the Quinte area use oil as their main source of heat. All distributors of oil have a very strict set of regulations that govern how they conduct their business. These regulations are in place to keep the distributors and home owner safe.

By 2004 homes may have undergone a preliminary inspection. This inspection was optional and some distributors chose to forego that preliminary inspection and opted for a full comprehensive inspection,.

The date of completion was May 1, 2006.

If your home had the preliminary inspection

then you will need to have your full comprehensive inspection completed by May 1, 2007.

Homes that failed have two options:

- 1) Systems found to be unfit but still functional, will have 90 days to correct any issues that are found. There will still be oil delivered up to the 90 day mark, but it is highly recommended that issues be corrected immediately.
- 2) If your system completely fails, it will be shut down immediately and will not be turned back on until the issues are resolved.

It is important that you contact your fuel supplier or furnace technician to insure that your system is in compliance.

COMING UP

- JACKSON WOODS SPRING EVENT
 - TOUR OF THE COUNTY WINE TASTING
 - GIANT CG SOCCER TEAM YARD SALE
- CONTEST AND PRIZES AT THECARSONGIRLS.COM**

BUSINESS SPOTLIGHT



Introducing downtown Belleville's newest dining experience, **Café E**. Nelson Bridger, formerly of Carmella Estates Winery has created an excellent menu featuring breakfast to after theatre items. The gourmet sandwiches are wonderful, the premium coffee is second to none, and the environment is both trendy and relaxed. Meet your friends for lunch, dinner or cocktail at the out door patio slated for early summer opening. This must see café is conveniently located in the

Empire Square next to Royal LePage ProAlliance Realty and The Empire Theatre. Drop in and say hi to the friendly staff, enjoy a FREE coffee with our coupon and try one of Nelsons famous muffins. Drop in and see us when you visit the Cafe. Thanks Café E for supporting the Carson Girls



357 Front St, Belleville
at Empire Square
613 -968-1412



Connie Carson
Sales Rep



Julie Carson
Sales Rep



Rachel Cane*
Sales Rep

* Sales Rep and Licensed Assistant to Julie and Connie Carson

HOUSE PRICES WILL BECOME MORE AFFORDABLE IN 2007, SAYS RBC

In the first half of the decade we have seen unbelievable growth and appreciation in the value of homes. This is due to a number of factors including lower interest rates, and an overall booming economy. Now that the borrowing rates have stabilized, and there has been a bit of a drop in utility costs we would assume that housing has become more reasonable. This is not the case.

The RBC (Royal Bank Of Canada) projects home prices to level off this year, which is a great relief for many house hunters . There were three consecutive quarters where house prices kept getting farther out of reach. This levelling off may be the break needed to jump into home ownership.

The Quinte area is still a VERY steady market for home buyers. Although our prices have increased with the rest of the country there are still affordable homes in our area. Western Canada is still in the midst of rising prices. British Columbia, Saskatchewan and Alberta have all seen continued growth, and this year will be no exception. It

is an excellent time to be thinking of buying a home, cottage, investment or retirement property. RBC

Priced below market value for quick sale!



Luxurious residence or excellent investment property. Prestigious Anchorage waterfront condo on the Bay of Quinte.

Info at www.thecarsongirls.com



HELP !

We are looking for volunteers to help out for Canada Day. This is a totally FREE event for families to enjoy and celebrate sponsored by the Buy Locally Owned Group.

It will be a fun day and a great way to give back to the community.

Call Connie or Julie to volunteer at 613.966.6060 or email

info@thecarsongirls.com

CARSON GIRLS AWARDED SENIORS CERTIFICATION

Seniors who need advice about their homes and rental properties can turn to **Connie and Julie Carson**, Sales Representatives at Royal LePage ProAlliance Realty Brokerage in Belleville. The Carson Girls who have been in the real estate business a combined 40 plus years, were recently awarded the **Seniors Real Estate Specialist** professional designation by the Senior Advantage Real Estate Council in Toronto, On.

Senior Real Estate Specialists help seniors make wise decisions about selling the family home, buying rental property, managing capital gains and tax implications of owning real estate , obtaining a reverse mortgage, moving to a senior community, and other issues. By earning the SRES designation, the Carson Girls have demonstrated that they have the requisite knowledge, experience and expertise to be a **Seniors Real Estate Specialist !**

"Connie & Julie worked very hard to sell our home and their time and energy was greatly appreciated by us because now we are moving on!"

Patty and Chris Robinson



The referral of your friends and family is the greatest compliment you can give us, Thank you for your trust.