



# Li's Real Estate News...

*Li Read at Sea to Sky Premier Properties (Salt Spring)*

## Calendar says Summer till September 20...we all know it's Fall, right after Labour Day Weekend!

Back to School, Fall Fair, Apple Fest, Salt Spring Harvest Festival (Sip & Savour), Tuesday Farmers Market, Farmgate stands, Saturday Market in the Park, vineyard tast-



*"Season of mists and mellow fruitfulness..."  
(John Keats)*

ings, seasonal events at ArtSpring & special Gallery Openings to welcome a new season...it's a time of new beginnings after the laissez faire attitudes of Summer-Summer.

Early Fall weather can bring afternoons of almost Summer...swimmers are still out there. Hiking / walking trails beckon in cooler mornings. Fall is a lovely season...& encourages taking part in evening

classes, signing up for Yoga, joining a running group. It's about reorganizing to welcome a softer season. Just moved to the Island? Looking to meet people? Lots of volunteer groups to help out with...my sense is that this Island is really run by volunteers. Might as well join in! Be inspired by crisper evenings, sunsets that ignite, stars that shimmer. Enjoy the beauty that belongs to Salt Spring.

### Late Summer/Fall happenings on SSI.

*Fall Fair*

*Apple Fest*

*Harvest Festival (Sip & Savour)*

*Thanksgiving*

*Wine tastings at vineyards*

*Saturday Market in the Park*

*Tuesday Farmers Market*

### Check out:

- Studio tours
- Ganges Gallery openings
- Indoor Pool Fall Schedule
- ArtSpring Fall Program
- Library events
- Live music venues around town (Pitchfork Social, Moby's, Salt Spring Folk Group, Treehouse).
- Music & Munch series

## Always wanted to know how this Island runs?

Attend the monthly Trust meetings & see your form of governance at work. Attend CRD & EDC meetings (open to the public). Become a Chamber member, & attend mixers/board meetings/special events. What does it mean to say that the form of governance on the Gulf Is-

lands is something called the Islands Trust, that has been in place since 1974? Be informed! Stop by the Trust office & ask for a copy of the OCP, bylaws, development permit information. While you're at it, check out the areas affected by B.C. Ripar-

ian Rights legislation. Also attend the meetings of the Parks & Rec, the Fire Board, the Water District. Ask questions. Salt Spring is not a municipality. Also attend Incorporation meetings, as this may be on the agenda at next civic election.

## How is the Incorporation Study going?

The preliminary studies have been accomplished, & further Highways information gathered. The provincial government now will offer a program that they will follow, to help the transition from the Trust/CRD model of governance to a mayor/council, & all governance on Salt Spring model. The two elected trustees & the Trust documents remain in place. It would be a Gulf Islands style of municipality...similar to that on Bowen Island. The CRD (Capital Regional District, out of Victoria) would be replaced by an on-island elected council/mayor. The costs of both styles of governance will be discussed at public meetings, & at next

civic election a referendum will be presented to Salt Spring Islanders. So far, there has been little public discussion since the overall study of the two styles of governance...the current format and what a Gulf Islands municipality would look like. The input from the provincial government is the next step. Will they help transition Salt Spring over a 3 or 5 year period, for example? At that point, public



*Apple Fest, Canadian Thanksgiving, Harvest Festival...enjoy!*

meetings and discussion will occur. Keep an eye on the letters to the editor at the weekly newspaper, & also comments on the Exchange. Attend public meetings, so that you are fully informed. It's about the next 30 years of Salt Spring's success. Be involved!

1974 does need to meet 2016 needs. Affordable housing, work rental housing, boardwalk completion, Harbour clean-up...etc. Stay tuned.

## Fall beauty....

Fall is a softer season...it holds flashbacks to summer, it showcases impending winter, it crisps up the air so that we really see those coastal mountains framing our horizons...it is a time of fruition and a special kind of harvest beauty. The maple trees turn golden on our coast...we do not get the frosts that bring on the scarlet colours seen in the eastern part of the continent. The fir, cedar, hemlock forests remain the same...a special green that flavours our coastal climate. The arbutus trees also

hold their leaves year round...for many properties, the forest look is the same, no matter the season. The maple, alder, and bracken-bushes lose their leaves, and there is a starker outline in the fields as orchards become sculptures. The entire Pacific Northwest Coast is about scenic beauty...Salt Spring Island and the Gulf Islands enjoy a location nestled against the east shore of the much larger Vancouver Island. It puts the Gulf Islands in the "rain shadow" of Vancouver Island, &

*"A poor life this, if full of care,  
We have no time to stand &  
stare."  
(W.H. Davies)*

this creates the lovely micro-climate we enjoy. Called "cool Mediterranean", it supports vineyards, olive groves, orchards...a foodie paradise. Enjoy this harvest season!

## Off Island daytrip pleasures....

Salt Spring has easy access to Vancouver Island communities & to the city of Vancouver. Day trip adventures are always fun & they are easy to do. Catch the ferry from Vesuvius to Crofton, & there you are in mid-Vancouver Island. Or, catch the ferry at Fulford to Swartz Bay, & there you are in Sidney/Saanich/Victoria. Or, catch the Long Harbour to T'sswassan

ferry, & there's your day trip to Vancouver. Floatplanes are another possibility to Vancouver...a 25 minute flight puts you in downtown. A 12 minute flight has you at Vancouver Airport. Some suggestions about where to go/ what to see/to enjoy, on Vancouver Island & in Victoria? Ask me for "Li's List" ...look forward to sharing my special places for that day trip adventure.



*Harvest now...&  
planning for next  
season!*

## Fall's opportunities...

After summer's laissez-faire laid-back rhythm, it can be fun to remember timeframes. Get up a little earlier, & do that Yoga routine. Or, begin a brisk walk program. It's now proven that the brain cells stay younger with regular exercise, & walking is a great decision. Join a class, take up digital photography so you can really use that Iphone camera, start a fat novel & immerse yourself in another's world, attend events at Library, at ArtSpring, go to gallery receptions, be inspired by authentic creative expressions from Island artists. Volunteer (so many worthy choices, here). Join the Chamber & let

your voice be heard in the business community. Volunteer at the Visitor's Centre...be a welcoming committee for visitors & new arrivals. Discover neighbouring Islands...take daytrips, pack a picnic, go explore. Never done the Gulf Islands Water Taxi? Take a sea cruise...you might see an Orca pod, or sea lions...finally try that kayak out to Chocolate Beach. Never been to the



*Canadian Thanksgiving is in October...*

SSI Museum? Check it out & attend historical society meetings...always good to know the lore of the Island. Do the apple fest celebration, the Harvest Dinners, the vineyard/wine tastings...be inspired again by the foodie gem that Salt Spring has become. An artist mind-set, a foodie palate, a beauty unparalleled...lucky Islanders!

## Fall Real Estate Market...

After an 8 year downturn of mammoth proportions (between late 2008 and late 2015) in the secondary home markets, we finally saw an improving trend on Salt Spring Island & the Gulf Islands. A traditional buyer on the Gulf Islands had been from Alberta & from the U.S. This very recent recovery has been driven by people from Vancouver/Lower Mainland, who had sold in a very hot Vancouver market, & who were choosing places to move to...these buyers began to turn up on Salt Spring in early

April, & a sales volume increase took place in all properties below 700,000. Prices stabilized, but did not rise. The higher end properties always seem to become more active in late summer/early fall, & we have seen sales up to 4 million now. These kinds of sales have not been seen in any substantial number since 2005/2006. Undeveloped land, commercial, & residential properties needing substantial upgrades, plus cottage parcels, are not yet seeing this buoyancy. The 15% surtax for offshore

*In change, lies opportunity.*

buyers in the metro Vancouver region has had some "pause" outcomes in some areas. In others, it's increased action. Call me, for details/stats. 250-537-7647

## Change is the one constant in life...remember Thales? We never step in the same river water twice.

It's natural to want to hold onto the good things we enjoy. Time has a way of evading us. Important, then, to remember the Buddhist maxim of remaining in the "now". Also important to mentor those coming up behind us...none of us arrive fully fledged, fully aware...others helped us along the way, & it's important to offer that pay it forward motif. What can you offer in the

community? Is it working with the pathways people, volunteering at the hospital, working for a store owner, presenting a class from your skill set, volunteering with the Food Bank, with Copper Kettle, with the Harbour clean-up group? Ask around...you'll find out where to best fit. It's important to keep on keeping on, always, but also good to remember it's not forever.



*Foodie revolution  
alive & well on SSI.*

## Li Read at Sea to Sky Premier Properties (Salt Spring)

# 4 - 105 Rainbow Road,  
Salt Spring Island, B.C., V8K 2V5

Cell: 250-537-7647

Fax: 250-537-4287

Email: liread33@gmail.com

[www.liread.com](http://www.liread.com)

See Li for Successful Solutions!



**Sea to Sky Premier  
Properties (Salt Spring)**

Successfully connecting buyers with sellers, since 1989, my expertise (managing broker's licence), experience, knowledge (of both inventory & of trends) are there for your benefit. As a full-time & full-service realtor, your best interests are always my motivation. My career has seen market ups & downs, & I know that there is always opportunity, no matter the market trend in play at any particular time. Ask me about this. Find out why Salt Spring & the Gulf Islands are good investments (the Islands Trust form of governance has ensured a limited inventory, always). Discover our amazing micro-climate. Lucky us, who have discovered Salt Spring & the Gulf Islands...& call it "home". How may I help you to buy your special Island property? Call me! 250-537-7647

## What? Thinking of 2017? Already?

First of all, we have Fall-into-early Winter to segue through. Fall Fair, Apple Fest, Harvest Festival (Sip & Savour's successor), WinterCraft, ArtSpring presentations, Fulford & Beaver Point Craft Fairs in early December, Christmas on Salt Spring delights...it's a busy last third of the year, always, on special Salt Spring Island. In behind the glitz & glamour of this season, with many crisp nights & great star-watching opportunities, we all hunger after early Spring. Planning the garden & the plantings choices for the next season: always fun. Skiing at Mt Washington is easy-peasy from Salt Spring. As soon as the Winter Solstice happens, most of us are already noting the longer days, the light spilling over us, the smell of the earth as it says, yes, yes, Spring is nigh. This past year has seen many global issues, fanatical de-

struction, economic concerns. Salt Spring is not immune from these larger issues. Along with a recognition that our lives have forever been changed by the outcomes of the electronic world, there is also the recognition that human values prevail over time. Important to dust off our characters, relearn our inner voice, to not be swayed or thrown off by destructive curveballs. And yes, it's also important to pay attention to economic cycles in all markets. The authentic recovery of the secondary home markets, globally, saw a turn into sellers market conditions on Salt Spring by April, 2016. Whispers of activity before that solidified into consistent action by April. The other Gulf Islands are always just a little behind Salt Spring's patterns. It may be that property sales all over the Coast

are a recognition that this entire region offers good investment/growth potential. That premier lifestyle options are there to be enjoyed: climate, micro-climate, beauty, thoughtful & interesting populace. Hard asset investment is back in the fore, perhaps in response to currency uncertainties. A purchase of a Gulf Island property benefits from the Islands Trust's cap on growth, in place since 1974. To date, sales volume has increased dramatically. Inventory has thinned remarkably. Next step may be fewer listings at higher price points. An essential aspect is that affordable work rental accommodation is not available. Here is where the opportunity exists on Salt Spring: affordable housing, rental accommodation, easier bylaws to allow duplex living as owners age. 1974 meet 2017. It's about the people, now...the park has been saved.