

So when does Fall begin anyway?

I think most of us are programmed to see the start of the school year, in early September, as the beginning of the Fall season. The calendar may say otherwise, offering summer as an option right up to September 20, but in the great Pacific Northwest Coast, it does seem that summer-summer is gone right after Labour Day Holiday Weekend.

Shorter days, darker in mornings and earlier in evenings...we know the signs. There are lots of days when the mid-point can be warm, tee-shirt warm, but only in the sun. Dew, fog across the Harbour, and the start of Harvest festivals & Fall Fairs. These are all signals that we are into our third sea-

son...beautiful Fall. The English Romantic Poet, John Keats, perhaps said it best: "season of mists and mellow fruitfulness". We have lots of great events in the Fall season: Fall Fair, Harvest Dinners in our great restaurants, Sip & Savour, Apple Fest, Canadian Thanksgiving Weekend, craft fairs.... Salt Spring is a year-round lifestyle & there's much offered to delight all seasons.

In October, the civic elections take place in B.C. (every four years). On Salt Spring, we will elect two trustees and one CRD (Capital Regional District) director. Our form of governance is not a

municipality, but the Trust & CRD elections are held at the same time. Make sure you understand the issues, & think about the next five years out from the election. 2018 might end up being seen as the true beginning of the 21st Century: machine learning, block chain technology, the endlessness of the binary world...hmmm...is that what Salt Spring offers? Surcease from the always on world? Maybe.



Clear skies on Fall evenings...star watching time.

What is forecast for the Fall real estate market?

After an almost 9 year downturn, after the economic meltdown of late 2008, Salt Spring saw a slow recovery from mid-2016 on. The main buyer was a seller out of Vancouver. The beginning of a recovery is always in that

entry level residential price point. There were hesitations along the way (a 15% offshore tax in Vancouver, a once every twenty years La Nina real winter weather pattern, a pause while Salt Spring decided about incorporation (63% of Is-

landers voted to keep things back in 1974, the year the Trust came into being). Then, things began to escalate in activity...until the current provincial government's Feb 20th budget (aimed at cooling the hot Vancouver market).

Things to Enjoy...

- *Fall Fair*
- *Harvest Dinners*
- *Sip & Savour*
- *Farmers Markets*
- *Wine tastings*
- *Apple Fest*

Fun Fall Things to do & to enjoy...

Salt Spring Island is just a short ferry ride from our neighbouring Southern Gulf Islands. Always fun to choose a different Island and to do a day trip to rediscover our own back yard. Check out the bookstore on Galiano, the Montague Harbour Park trails, the Galiano Inn for lunch or dinner, the park trails above Active Pass. On Mayne Island, do not overlook the Japanese Memorial Garden at Dinner Bay...inspiring & beautiful. Great bakery for coffee stop in their Miner's Bay location...meander the country roads, check out the farmstands. Pender is split into two islands by the "cut", between Bedwell Harbour and Browning Harbour. Check out the Pender version of Bridgman's restaurant, coffee at the bakery at the Driftwood



In Change, Lies Opportunity....

Mall, plus visit Poet's Cove...retreat coming up in your future? Lots of beaches to explore here. Saturna is an Island that reminds us how all of the Gulf Islands might have been, back in the 1950s. Great little pub at Lyall Harbour, where you pop off the ferry. Check out Winter Cove & also the vineyard...one of the first

wineries in the Islands. Check the ferry schedules for best ways to visit Saturna. Vancouver Island (I call it the largest Gulf Island) is 460 km long & there is huge variation in the various communities from Victoria to Port Hardy. Choose an area...maybe consider the route from Vesuvius to Crofton, then connect to Lake Cowichan & then the paved road from Honeymoon Bay to Port Renfrew...return via Sooke, Victoria, Saanich to the Swartz to Fulford ferry...there's an authentic "loop" & it showcases forest, open ocean, mountain vistas (Olympics), farmlands. Beauty everywhere at this softer season. A beach is on your list? Parksville/Qualicum & Chesterman's at Tofino...sand, sand, sand. Enjoy!

How are the changes to the Real Estate Services Act of B.C. working out?

On June 15, the most significant change was the cancellation of Limited Dual Agency (which had been in place since 1995). A listing agent may show a listed property, may supply factual information, but may not write an offer for a buyer on their own listing. At the point of an offer, the seller must receive a breakdown of the commission (in numerals/not just percentages), and each time there is a

counter proposal before a seller, a new commission breakdown amendment form must be supplied. Other changes may be forthcoming. It appears that most realtors have been able to shift gears, so to speak, & to be able to do their business under these new rules. Best service to the consumer is the point

of the changes, & these were the outcome of many meetings, after the 2015 shadow flipping episode at one small Vancouver real estate firm. The Real Estate Council administers the Real Estate Services Act of B.C. The Real Estate Boards are under the Council. More information? Call!

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

Things to consider in the Fall....

Salt Spring offers many interesting things to explore...what about signing up for Tai Chi, a Yoga class, or a Zumba experience? Maybe get involved with the Trail & Nature Club...walk those many different trails that allow one to enjoy the Island's preserved natural world. Aqua Fit classes at the indoor pool? A course of massage therapy at the Wellness Centre? Check out what's on offer...maybe time to volunteer? Where might you be the

most helpful? Fall/Winter is a time to think about how the natural world works...leaves fall, bare trees & shrubs, fields fallow...but there's a lot going on under the earth, at the root level. This is what feeds the outburst of Spring. Is this the season you organize the photos & family memorabilia, so they



*Fall...a softer season...full of
the beauty of fruition.*

might be retained as important history? Whether feeding the mind or keeping that physical flexibility going, it's a time of hidden renewal. Catch the softer season's gift...time to think about next steps. A little day dreaming, maybe while walking that beach, is a good start...your script is? Share.

Community Service? An essential on a Gulf Island...

Leading up to last September's incorporation vote (63% of the Islanders voted to retain the status quo in governance), I realized that many of the things we enjoy, even take for granted on this special Island, were created by volunteers...& not the Trust or the CRD, our two government representatives. ArtSpring was brought into being by a lot of volunteers. The Library, the same. The indoor pool also. The pathways we see close to seaside and upper Ganges Villages...more volunteers. Fundraising goes on, then people are hired to do the work. Some of the walking trails (like Duck Creek Walk) were also put in place by volunteers. A small community such as Salt Spring Island, which is dependent on government grants for pro-

jects, which is not a municipality, relies on volunteers. People who work for the hospital board, the food bank, the SPCA, rely on volunteers to fund & to keep things 'open'. The Salt Spring Foundation, the Arts Council, the Farmers Insti-

tute, the Agricultural Alliance, the Chamber of Commerce...these are all volunteer run. The clean-up brigades for the Village & the beaches around Ganges Harbour, on Earth Day? More volunteers. In a way, no one is really in charge here...except that we are all in charge & our volunteerism is what keeps things ticking along. The two groups trying to figure out how to work with the current form of governance (put in place in 1974) are both volunteer committees. The Fire Board, the North Salt Spring Water Board...more volunteers, striving to serve the needs of our Island community. There are other groups working to resolve the lack of affordable housing/work rental. Get involved.



Farm gate stands, Farmers Markets, Harvest Dinners, Sip & Savour event...

What does it mean to be ensconced in 1974?

Back in the early 1970s, the then provincial government created the first resort based community in B.C., by bringing in the Islands Trust (in 1974). There was no Whistler as we know it, at that point. The Trust's mandate: to preserve & protect the environmental beauties of the Gulf Islands for the benefit of all B.C. residents. Growth was curtailed by strict zoning/density bylaws. The natural

world was preserved & we are all the beneficiaries today, whether we own property here or are happy visitors. Now, though, in 2018 (which might be seen as the true beginning of the 21st Century), perhaps the gift is a preservation of a way of life...a place of surcease

Autumn: "Season of mists and mellow fruitfulness"

(John Keats)

from the endlessness of our connected world. A voyage of calm? Hmm...need to think about that. Maybe Salt Spring, which offers all the elements required in the 21st Century, is a

pocket place, a serenity escape, a reminder of the human element of community.

Early Fall & Late Fall...yes, the season does split into two

Fall is both a continuation of late Summer & a delving into Winter mode...especially in the great Pacific Northwest Coast. September afternoons can remind us of summer-summer. By early October, it's crisping up. November can be a more winter experience here. The calendar may say that Fall goes on until December 20, but we all know, in the "cool Mediterranean" microclimate on the Southern Gulf Islands, that winter

is really here by Hallowe'en. So many things happening on Salt Spring in this Autumn time: craft fairs (Wintercraft, Beaver Point Hall & Fulford Hall craft fairs, pop up craft moments, special showings at ArtSpring's gallery, the Ganges galleries showcasing artists). ArtSpring music & choral events, many seasonal. Dance & theatre opportunities. Farmers Markets continue...the Saturday Market runs till end of October. Attend

the Remembrance Day event at Centennial Park...it captures another face of our community cohesion. Yes, it's a segue into Winter, but lots happening behind the scenes. Check it out.



Well, Fall may go on till December 20, but Winter starts on Hallowe'en, in the mind.

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How may I help you to discover your special Salt Spring Island/Gulf Islands property? Successfully connecting sellers and buyers on the Gulf Islands, on Salt Spring Island, since 1989, I look forward to bringing my knowledge and expertise to your benefit.

The Gulf Islands are not municipalities...they are under the jurisdiction of the Islands Trust, a government body brought into being in 1974. It's important to know the bylaws that govern any development here.

In September, 2017, Salt Spring was asked to vote on becoming a Gulf Islands style of municipality (the two elected trustees and the CRD elected director would have remained in place, along with all of the Trust documentation. The planners, appointed from Victoria, would have been replaced by an elected council, from Salt Spring. 63% of Islanders voted to retain the status quo). It's important to know the bylaws in place. More info? Call me!

Winter says hello....

The calendar says that Winter begins on December 20 and runs till March 20. On the great Pacific Northwest Coast, we can be fully into Spring by mid-February. The latter part of November would be seen as "winter", here. We do not always get snow, & it doesn't last long when we do...people rush out to take pictures. The Southern Gulf Islands/Salt Spring Island enjoy a micro-climate known as "cool Mediterranean"...it supports vineyards, olive groves, farming. Less rainfall/more hours of sunshine than in many other coastal areas. There is the off-season, though, & that's when people like to travel here...to see the calmer side of life on a Gulf Island. Salt Spring does offer a year-round lifestyle, & it is close to Victoria, Vancouver Island towns, to Vancouver...day trips are easy to organize...& yet there is lots to see & to do here even in what some people call the "shoulder season".

In early December, there is a light-up celebration in Ganges Village...a Christmas on Salt Spring event...plus Santa visits twice (once by floatplane and once by Carol Ship). Special events, ArtSpring concerts, special seasonal men-

us at our great restaurants, & great hiking/walking trails to explore. Enjoy the grandeur of Ruckle Park...a seasonless experience.

Time to experiment with hearty soups, to read a fat book, to watch movies that make one laugh (how about My Favorite Year?). Time to plan the next season's garden (Spring starts here in February, remember). Also time to let your mind do a little day-dreaming...that lets our creative side bubble up.

Sometimes, I think of Salt Spring as being a part of the Shire, and that any time now Frodo will hop down the lane. Or maybe it's a bit like that mythical farm community in Babe. It's definitely a little magical.

Nothing is ever perfect, but "practically perfect" works for me. Discover Salt Spring in the off season.



Fall is a long segue into the shortest season on the Pacific Northwest Coast...yes, Winter. A brief guest.

