

The Birdie



Break Bread
**THANKSGIVING
DINNER**
October 11

**NEW
FRESH SHEET**
in the Timber Room

Lawn Tips
WINTER PREP

**MARKET
UPDATE**

**EVENTS
CALENDAR**



Crown Isle

RESORT & GOLF COMMUNITY

Nobody knows Crown Isle like we do!

CrownIsle.com

WHAT'S NEXT at Crown Isle

OCTOBER

11 **THANKSGIVING
DINNER**

Menu on next page



NOVEMBER

Save the Date!

**MASTERS
TOURNAMENT
& DINNER**

14

DECEMBER

1-12 **12 DAYS OF
CHRISTMAS SPECIALS**

At crownisle.com



CHRISTMAS DINNER

25

With many staying closer to home this winter rather than travelling abroad, we are busy planning more events here at the Resort for both our community and visitors.

Stay tuned for upcoming events including yoga, dinner parties, happy hours, lessons, wine and distillery tours.

Events subject to change and modifications due to Covid-19 restrictions. Be the first to know what events are coming up by signing up to our digital newsletter or check out the events calendar at CrownIsle.com.

OUR TEAM

Nobody knows Crown Isle like we do!

Jason Andrew, DIRECTOR OF REAL ESTATE
jandrew@crownisle.ca

Jayson Welsh, VP OF CONSTRUCTION
jwelsh@crownisle.ca

Bill Kelly, GENERAL MANAGER
bkelly@crownisle.ca

Bren Coe, ACCOUNTING MANAGER
bcoe@crownisle.ca

Rod Prieto, DIRECTOR OF GOLF
rprieto@crownisle.ca

Colin Stairs COURSE SUPERINTENDENT
cstairs@crownisle.ca

Dawn Sheppard, RESTAURANT OPS
MANAGER
dsheppard@crownisle.ca



Winterizing Your Lawn WITH COLIN STAIRS, SUPERINTENDENT

September is a great time of year to do maintenance and prepare your lawn for the winter. Five things you can do are lime, aerate, over-seed, fertilize, and top dress. You can do any or all to improve turf health going into our winter months.

Aeration will relieve compaction from summer traffic. Testing your soils pH will let you know if you need to adjust using lime to make sure it's neutral or around 7. Liming after aerating is ideal as you can get the lime directly into your soil where it needs to be. Over-seeding will help introduce new grass to your lawn and improve conditions in areas that have declined throughout the year. Topdressing will level and improve rootzones and avoid scalping during mowing. And finally, fertilize using high potassium to improve yield and quality of your turf to prepare it for the stresses of winter. This can be any fertilizer that has a high third number value. September is ideal growing conditions and is your last chance to grow your turf in before it slows down and goes into partial dormancy this winter.

Fresh Sheet

IN THE TIMBER ROOM

CLAM AND BACON CHOWDER CUP 7.25 | BOWL 12.5

House-made chowder with local seafood and smoked bacon, served with garlic toast

CHICKEN TERIYAKI LETTUCE WRAPS 18

Grilled chicken, shredded carrot, cabbage and peppers topped with sesame seeds and peanuts

Sandwiches served with your choice of fries or greens

+ YAM FRIES, TRUFFLE FRIES OR CAESAR SALAD 2

THREE CHEESE GRILLED CHEESE 16

Provolone, Swiss and White Cheddar cheeses on sourdough bread, with arugula and tomato jam

SPICY BUFFALO CHICKEN SANDWICH 18

Crunchy slaw, dill pickles, ranch drizzle

SPICY TOMATO PRAWN & CHORIZO TAGLIATELLE 24

Sautéed prawns, house made tomato sauce, wine cured chorizo sausage, finished with Parmesan cheese and fresh herbs

ITALIAN FLATBREAD 20

Tomato sauce, salami, prosciutto and chorizo sausage with banana peppers, red onions and shaved Parmesan



Thank you and Good Luck! The team at Crown Isle would like to give a special farewell to our Food & Beverage Manager, Daniel O'Donnell, who is moving back to Alberta to be closer with family. We wish him the best of luck in his future endeavours. We are on the hunt for a new manager to lead our dedicated food and beverage team. Interested? Check out crownisle.com/company.



Market Update WITH SANDY BAIN, REALTOR®

The Real Estate market continues to be very strong in the Comox Valley including Crown Isle. The end of the August and the beginning of September has seen home sales and new listings activity outpace the region's historical averages.

The supply is diminishing as the demand continues to increase. There has been 18 single family home sales in the past 30 days reducing the inventory to 16 single family homes and 7 condo sales in Crown Isle.

The current state of the Canadian Housing Markets – On the August 17, the Canadian Real Estate Association (CREA) released its national housing statistics. CREA's Senior Economist Shaun Cathcart provides an update on the current state of the housing markets in Canada and explains what the data means.

What a difference three months makes – July 2020 saw more homes trade hands in Canadian housing markets than any other month in the history of CREA's database, going back more than 40 years. Home sales are up 30.5% across Canada, with 62,533 units sold in July 2020 compared to 47,924 in July 2019. New listing are up 10.3% across Canada, with 84,790 new listings added in July 2020 compared to 76,866 in July 2019. The average price of homes sold across Canada in July 2020 was \$571,471, up 14.3% from \$500,164 in July 2019.

Of the 20 markets tracked by CREA, every single one was up between July & August – that had not happened in more than a decade.

While sales activity was unexpectedly strong through the summer, the supply of homes could not keep up. This was not

necessarily unexpected. Due to social distancing measures, the total supply of active listings may decline during the pandemic. As it turns out, this is exactly what happened. While the real estate sector quickly adapted and innovated, using virtual tours and other high-tech and low-tech solutions to ensure transactions could safely continue, supply did not accumulate as it has in past recessions, with many potential sellers wary of showing their home or moving during the pandemic. The impact of social distancing, combined with a remarkably fast and massive rollout of stimulus money directly to households, helped to cushion the sizable blow of historically large job losses, bridging financially vulnerable households through the initial phase of the recession.

Potential supply was further dampened by the six-month mortgage deferral program enacted by the Canada Mortgage and Housing Corporation (CMHC). The Bank of Canada estimates that those deferrals have prevented a spike in mortgage delinquencies and therefore a flood of motivated sellers in the market.

Consequently, although new listings activity has normalized, the total supply of homes remains both seasonally low and well below past recession peaks.

“The [real estate] supply is diminishing as the demand continues to increase.”

In summary, there were very strong numbers in August. Some of it is the snap back of activity that didn't happen this spring.

If you have been considering selling your home, now is the time to discuss the market with one of our team members & find out the value of your home.

For further information, please contact Sandy Bain 604-328-0307, Bert Jaeger 250-898-9128 or Melissa Berrigan 250-792-0464.

This information notice from Crown Isle Realty is not intended to solicit properties for sale by another real estate company. Information for this article is sourced from BCREA.

THANKS GIVING SUNDAY, OCTOBER 11

MAINS

Slow Roasted Free Run Turkey
white & dark meat
Maple-Mustard Glazed Ham

ACCOMPANIMENTS

Fall Salad
with kale, goat cheese, toasted pumpkin seeds, cranberries, shaved red onions, red wine dressing
Yukon Gold Mashed Potatoes
Honey Glazed Roasted Fall Vegetables
Apple Cider Braised Red Cabbage
Focaccia Bread Stuffing
Orange-Cranberry Chutney

DESSERTS

Individual Pumpkin Tart
with nutmeg whipped cream
Vanilla Bean Cheese Cake
with fruit compote
Coffee and Tea

CASH BAR AVAILABLE

DINNER BUFFET

TWO SITTINGS \$44 INCL. TAX

4:30pm & 6:30pm

BALLROOM & COPPER ROOM

Seniors 65YR+ \$35

13 & under \$25 | 5 & under \$8

Reservations required. Limited seating and increased spacing for Covid safety.

PURCHASE TICKETS AT

CrownIsle.com

TAKE OUT

Turkey Dinner \$28 + TAX
Savory turkey, mashed potatoes, seasonal vegetables, stuffing and gravy

PRE-ORDER BY FRIDAY, OCTOBER 9

AND RECEIVE **10% off**

CALL **250-703-5088**



CROWN ISLE CELEBRATES International Housekeeping Week

International Housekeeping Week started back in the early 80's as a directive from the Uniting Facility Managers Worldwide President. The week always falls in the second week of September. In the Villas at Crown Isle we took a special opportunity during this week to acknowledge the outstanding efforts of Housekeeping team. Each morning we had fun activities which included a toilet paper mummy competition, toilet paper bowling, waxing pad ring toss and a 1 handed bed making competition. We wrapped up the week and celebrations with team BBQ.

Thank you again to our 'heart of the house' Housekeeping team for all you do especially in these unprecedented times of Covid-19!



PLEASE NOTE

The fitness centre at Crown Isle will only be open to fitness members, villa guests and Crown Isle team members until we move to Stage 4 (date TBA).



Crown Isle's full-service team is here to guide you, come experience the difference.

Our **expert realtors** have extensive knowledge about the Crown Isle community and area and have been providing clients with expert advice for years. Our awareness of market trends, local and global economy, and the area history truly sets us apart. We understand the intricacies around property sales and offer a fully transparent, personalized, solution-based service.

“We are committed to creating lasting relationships based on integrity, value and diligence.”

Our **construction division**, Homes by Crown Isle, is dedicated to building quality homes that shape this vibrant community. We are committed to creating lasting relationships based on integrity, value and diligence. Homes by Crown Isle adheres to industry standards and provides a

full range of services, including renovations. Our unparalleled expertise and experience sets the stage for successful project management and execution.

Finding a piece of land to build your home on can feel daunting, and we are here to help make it less of a challenge. Our **real estate experts** are available to take you through the steps of land acquisition and can provide insight on the local market for a fully informed decision. Our construction team can provide a realistic estimate for costs, timeline and design possibilities.

Whether you are building, buying or selling, consult our in-house experts.

No one knows Crown Isle like we do!



250-703-5054 | CrownIsle.com