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Sutton Group-About Town Realty Inc., Brokerage
Independently Owned & Operated

Volume 1, Issue 1

December 2016

Merry Christmas! Joyeux Noël! Feliz Navidad!



It is official. I am now OLD. A month ago I hit the double nickel, 55, the “sometimes-granted-senior-discount-day” depending what stores you shop in, and my gray hairs are appearing at an alarming rate.

What happens when you get OLD? Time screams by faster than A.J Foyt at the Indianapolis 500 (see? I am OLD, I know who AJ Foyt is).

I could have sworn it was August just last week. Maybe because I just took a jalapeno pepper from the fridge that was my last garden pepper.....but wait, I pulled the pepper plants over a month ago. Dang it. It isn't August after all.

So here we are, with the end of year fast approaching and Santa is

slightly in the lead over the end of December.

I have had a busy 2016, face it, every day is a busy day! But

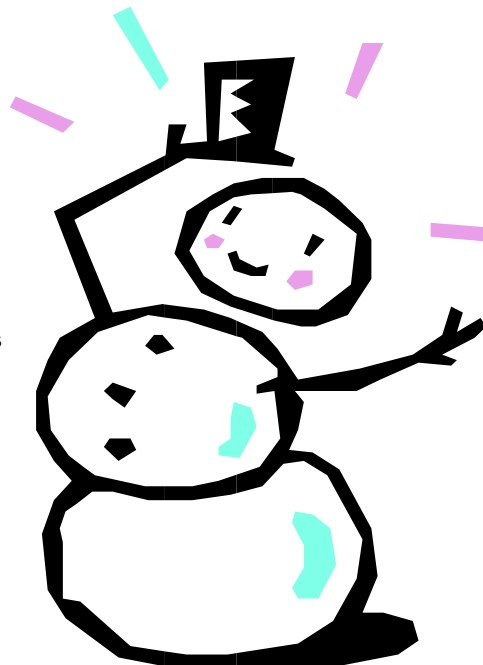
we have had no deaths (thank heavens), no new arrivals either (except my Grand-Kitty Bailey, she is a wonderful addition to my daughter and son-in-law's household) and have had a fair amount of updates and improvements done at both the condo and the Northern Homestead.

Being busy also makes the time scream by, especially as we madly rush around getting ready for the impending holiday hoopla.

BUT, I would like to take this time to wish all of you, (and your families) a wonderful, safe and fun holiday season and all the best for 2017!

And remember, if a move is in your future, know that I am just a mouse click or phone call away!

All the Best,
Deborah



My Hats Off To All Of You!

My Christmas WishList!

- *More Time To Be With Hubby*
- *More Time for my Fun Hobbies!*
- *Good Health to everyone I know (and those I don't know)*
- *To lose those "Last 10 Lbs!" (Ha! Good One Deb)*
- *Peace on Earth*
- *To eat chocolate and not gain weight (ha, another good one)*

Best Places to Toboggan in Burlington (as cited by The City Of Burlington)

- *LaSalle Park (east of the parking lot)*
- *Tyandaga Golf Course (Hole 4, west slope)*
- *Central Park, the hill northwest of the Community Garden*
- *Brant Hills Park, southwest of the tennis courts*
- *Nelson Park, east side of the park*
- *Lowville Park, the hill at the southwest end of the park*

Christmas Eve Adventure

December 24, 1973 ~ I was 12 years old and that morning had dawned to a fresh snowfall overnight. What kid doesn't love a fresh snowfall? My best friend and I (Lesley was her name) hitched a ride with her older brother to go tobogganing at Burlington Golf & Country Club on North Shore Blvd. They had a killer hill that was a blast to sled down. We arrived around 10

a.m. to an already packed hilltop. Lesley and I hopped on to the metal toboggan, with me in the lead and her hanging onto my waist. I tucked my feet into the curl of the toboggan and we pushed off....WEEEEEEE! We skimmed down the hill and bounced off a small knoll which veered us right into the path of a very stately and old tree....WHAM! We both were tossed off the

toboggan, laughing, well, she was laughing, me, I laughed for about 10 seconds, then a sharp, stabbing pain shot up my leg. The very first ride down the hill delivered a broken ankle to me. This was the beginning of a not very fun Christmas holiday season, nor winter for that matter as I spent 8 weeks in a cast. Number One Rule of Tobogganing... Toboggan where there are no trees! (See List at Right)



Best Places to Enjoy Winters Outdoors

Who doesn't love to ice skate? I stuck to ice skating after my tobogganing accident. I figured falling on my arse on a hard surface was safer than ramming oak trees at breakneck speed.

There are oodles of places, both indoors and out where families can go skating in Burlington. Obviously the outdoor ones are weather permitting, but skating is a fun way to enjoy the winter weather and get some much needed exercise (face it, we all know spending winter indoors is hazardous to our hips and thighs).

Outdoor Skating Rinks:

- Rotary Centennial Pond at Spencer Smith Park
- Bronte Creek Provincial Park

- New in 2016 is the Neighbourhood Initiative from the City Of Burlington where 7 neighbourhood parks are offering outdoor rinks, again, weather permitting. For more details, visit: <http://www.burlington.ca/en/live-and-play/Neighbourhood-Rinks.asp>
- The City of Burlington also operates 7 arenas for indoor skating. Locations can be found at the above link as well.



Winter Wonderland FUN!

Hiking & Walking Trails

- Royal Botanical Gardens, Crawford Lake, Hilton Falls Trail Guide, Mountsberg, Mount Nemo & Rattlesnake Point are all great places to lace up the hiking boots and enjoy winter.
- Do you like to Snowshoe? Then Bronte Creek Provincial Park, Crawford Lake and Mountsberg are great places to challenge yourself physically. Trust me, it isn't as easy on the muscles as it looks! You get a great workout from these unassuming foot apparati!

Pet Safety During the Holidays

Keep your pets happy and healthy with a few safety tips!

- **Avoid Mistletoe & Holly:** Holly, when ingested, can cause pets to suffer nausea, vomiting and diarrhea. Mistletoe can cause gastrointestinal upset and cardiovascular problems. And many varieties of lilies can cause kidney failure in cats

"Stagnant tree water is a breeding ground for bacteria, and your pet could end up with nausea or diarrhea should he imbibe....."

if ingested. Opt for just-as-jolly artificial plants made from silk or plastic, or choose a pet-safe bouquet

- **Christmas Tree:** Securely anchor your Christmas tree so it doesn't tip and fall, causing possible injury to your pet. This will also prevent the tree water—which may contain fertilizers that can cause stomach upset—from spilling. Stagnant tree water is

a breeding ground for bacteria, and your pet could end up with nausea or diarrhea should he imbibe.

- **Tinsel-Less Town:** Kitties love this sparkly, light-catching "toy" that's easy to bat around and carry in their mouths. But a nibble can lead to a swallow, which can lead to an obstructed digestive tract, severe vomiting, dehydration and possible surgery. It's best to brighten your boughs with something other than tinsel.

Turkey or Ham? The Age Old Debate....

Or something entirely different? What is the star of your Christmas Day feast? Some folks swear by the Turkey, others prefer roasting a traditional ham with pineapple rings, cherries and cloves.

In our family, hosting duties for Christmas Eve rotates between myself and my older brother (mainly for space). We do a large, buffet style meal where we have both turkey, ham, perogies, potato salad, mac-

aroni salad, kielbasa and of course, Ukrainian Paska Bread, along with many other side dishes. We eat, drink and catch up with cousins we have not seen all year (and mercilessly poke fun at one another).

On Christmas Day, hubby and I stuff ourselves with leftovers



from the night before, making sure we have our "comfy pants" on to accommodate our expanding bellies and then fall into a tryptophan induced sleep.

Whichever one you prefer, I hope you all enjoy a fabulous feast!



Christmas Chocolate Balls

These are so simple to make but taste like you spent all day in the kitchen!

Ingredients

- 1 Can Sweetened Condensed Milk
- 2 Cups Graham Wafer Crumbs
- 2 squares Un-sweetened Chocolate
- 1 bag un-sweetened dessicated coconut

Directions

In a non-stick pot, combine condensed milk and the 2 squares of chocolate over medium heat. Cook, stirring constantly, until chocolate is melted and mixture begins to thicken. Remove from heat and

let cool about 5 minutes.

Add graham wafer crumbs and combine well; let cool enough to handle with your hands.

Roll into 1" balls and then roll in the coconut. Place on parchment lined baking sheet and refrigerate until firm. Re-roll if necessary before serving.

Store in an air-tight container for a few days or place in freezer (will keep for several months in the freezer).



Chocolate Balls

Christmas Safety Tips

You can't be too cautious with Christmas trees and decorations. Whether they are real or fake, here are some tips to make sure your holiday season is fun and SAFE!

- Water trees daily (if a real tree)
- Check all lights for damage before decorating

“When you go out, blow out! “
Extinguish candles before
leaving the house.

- Make sure your smoke alarms and carbon monoxide alarms are in good working order
- Use extension cords wisely (avoid the “octopus”!)
- Give heaters their “space”, do not place flammable materials close to heat sources
- When you go out, blow out! Extinguish ALL candles before leaving the house.

guish ALL candles before leaving the house.

- When setting up your tree, do not block doorways or hallways, keep a path clear in case of emergency.
- If you use an artificial tree, make sure it says “Fire Resistant” on the label.
- Always use CSA approved lights both indoors and out

2016 Real Estate Year In Review

Another year of record sales amounts, and here I thought 2015 was record setting! With the latest changes to mortgage rules as well as tax relief for First Time Home Buyers, hopefully 2017 will see a return to a more balanced market.

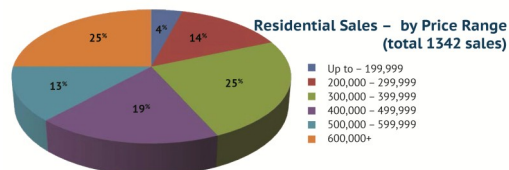
That is tops on my wish for 2017, for Buyers to be able to afford homes and Sellers obtain fair value. Easier said than done though. Here are stats for October 2016: Overall residential sales of 1,342 units

were one per cent lower than the same month last year. Residential freehold sales were 0.3 per cent lower than October of 2015 while sales in the condominium market were 3.9 per cent lower than the same month last year.

The median price of freehold properties increased by 13.8 per cent over the same month last

year while the median price for condominium properties increased by 22.9 per cent compared to the same period. The average price of freehold properties showed an increase of 15.4 per cent compared to October

of last year; the average sale price in the condominium market increased by 19.1 per cent when compared to the same period.





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How I Make A Difference...

- Over **80%** of My Business is Referrals & Repeats – An excellent record in which I have earned my clients loyalty!
- Over **13 Years** of Residential ReSale & New Home Construction Knowledge
- A **Strong** understanding of the emotional roller coaster that accompanies the sale and purchase of properties
- A **Well-Established** referral network with REALTORS® across Canada
- Whether Buying or Selling, you can count on **Professional** Service with a **Personalized** Touch

What I Really Do.....

I am a trained Professional in the business of selling Real Estate. That is my job description.

But what I really do is help people attain their dreams.

Whether these dreams are of Sellers looking to downsize, upsize or relocate to another community, province or country to Buyers looking for that first home, second home, vacation or investment property.

I pride myself in putting my clients first. Yes, I am sure you have heard all the clichés before, but if you speak to any of my past clients, they will tell you what I have written above is true.

That is why they continue to call upon me with all their real estate needs and I hope you do too!

Christmas Is A Time For Love & Fun

Christmas is a time for love and fun,
A time to reshape souls and roots and skies,
A time to give your heart to everyone
Freely, like a rich and lavish sun,
Like a burning star to those whose lonely sighs
Show need of such a time for love and fun.

For children first, whose pain is never done,
Whose bright white fire of anguish never dies,
It's time to give your heart to every one.

That not one angel fall, to hatred won
For lack of ears to listen to her cries,
Or arms to carry him towards love and fun,

Or friends to care what happens on the run
To adult life, where joy or sadness lies.
It's time to give your heart to everyone,

For God loves all, and turns His back on none,
Good or twisted, ignorant or wise.
Christmas is a time for love and fun,
A time to give your heart to everyone. .