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August 27, 2024 Issue #35 - Volume 28

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Legacy of Real Estate Continues Today ...
J. A Rolston Ltd.,
A Manitoulin Tradition



Photo - The Rolston Realty team are ready to meet all your needs when it comes to real estate, whether it is buying or selling property for a piece of land for a new build. Knowledgeable and available, they are there for you - they are Your Island Connection. Photo provided.

By Rosalind Russell - There is a business on Manitoulin Island that helps make dreams come true for many families, helping to ensure they establish their own legacies and traditions. Rolston Realty, J.A. Rolston Ltd. Real Estate Brokerage has been a part of Manitoulin going back to the 1880s. Owner Steve Rolston, Broker of Record, says his family started out, like so many, as farmers with a family operation in Sheguiandah established by his great, great grandfather, but that changed when his father returned to the Island with a carpenter's licence as well as a real estate licence. "Besides farming, my grandfather, Albert,

Continued on back page...

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Continued from front page...

Legacy of Real Estate Continues Today ... J. A Rolston Ltd., A Manitoulin Tradition

was also in insurance. My father Al ended up working in real estate in Toronto, as well as a carpenter and driving a taxicab. He returned to the Island, and with his wife Judy, decided to open a real estate business on the Island in 1971."

The family moved to Manitoulin Island in 1970, where they founded J.A. Rolston Ltd. and worked in the Rolston Insurance business.

Steve says real estate had always been a part of his life having obtained his real estate and brokers licence long before finishing his degree at Western University.

The firm has built on its successes over the years and now employs five full-time sale staff, office manager Lori Edwards and marketing manager Meredith Morris.

Steve says the Island has always been popular in terms of property and has been building on the success following the seller's market that existed after the pandemic.

"The Amish have established a strong farming community, and long-time farm operations are still at the heart of Manitoulin. There are many long-time, multi-generational businesses on the Island.

"There have been challenges, but folks living on Manitoulin are used to challenges.

"Most homes that are built here are single-family dwellings and built to meet their specific wants and needs, not to resell or make money out of them. Recently, rental demand has increased to the point where rental units are being built as well."

That said, Steve says the rental market is especially tough. "There is little available, in fact, there is a waiting list. We have seen considerable new builds in Mindemoya and Little Current to try to meet that need.

That said, his company is busy with potential homeowners wanting property on the Island, and long-term residency.

Rolston's Realty has been serving Manitoulin for over 50 years. The company has knowledgeable staff available who will do their best to meet every need, and not just on Manitoulin, with listing available in Espanola and along the North Shore Corridor.

Marketing manager, Meredith Morris says many people can obtain their real estate license but real estate isn't a popularity contest, it's about who's honest, operates with integrity and has the experience.

"Would you want to deal with an agent who's one year on the job and your "buddy" or someone who knows the business inside/out, knows the land, knows the terminology for buying/selling and so much more," says Meredith. "Being an Island, we have a fleet of boats, sea-dos, snowmobiles to get you where you need to go.

"Water access only? No problem for the Rolston team.

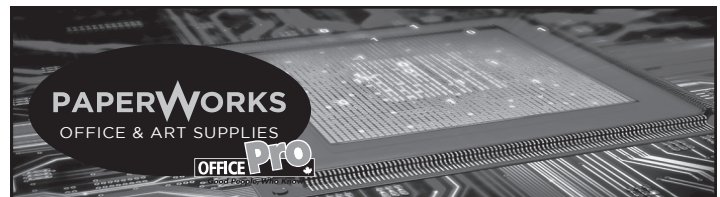
"We have, floorplans, staging, etc., all included when you list and sell with Rolstons whereas some of the "other guys" charge extra for these services."

Steve himself is a licenced drone operator bringing modern technology into the equation for those who need it.

"It is fun, and it really helps the client by being able to share the video of properties, inside and out, and opens the market to those who may not be within the local area but are looking at buying or selling property in the local region.

So, no matter where you live, if you are looking to buy or sell property on Manitoulin Island or along the North Shore Corridor, Rolston Realty is there to meet your needs.

There office is located at: 26 Meredith St E, Little Current, or call (705) 368-2381. You can also visit their website at: <https://rolstons.com/> - "Your Island Connection."



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MTO Turns Down Speed Reduction Request By Nairn & Hyman Township

By Rosalind Russell - The Ministry of Transportation has turned down the Township of Nairn & Hyman's request to lower the speed limit in Nairn Centre. The Township asked the Ministry to review the current speed limit on Highway 17 through town and up and including the Old Nairn Road intersection. According to the township, the current speed limit in town is 70 km/hr and the industrial area to the west, including the Old Nairn Road turn-off to the sawmill, is 90 km/hr. Council says the residents have been voicing concerns for years about the high volume of traffic noting there has been several very serious accidents and

wildlife collisions. However, Kristin Franks (Manager Regional Services and Relationships | North Operation) with the ministry says their review indicates the current posted speed limits have been deemed the most appropriate for all road users. She adds the ministry has committed to completing an updated turning movement count at the intersection of Highway 17 and Old Nairn Road, to determine if any mitigation measures may be deemed appropriate there. Council will be discussing the findings and deciding on future actions to address the concerns.

Child Cancer Awareness Month Proclaimed By Espanola Council

By Rosalind Russell - Espanola council has given its unanimous endorsement to declaring September as Childhood Cancer Awareness Month. The proclamation highlights there are about 4,000 children living with cancer in Ontario, and each year about 400 new cases are diagnosed. Officials say childhood cancer remains responsible for more deaths than any other disease, killing one in four children affected and it is estimated one third of a family's after-tax income is spent on treatment related expenses due to lack of

available treatment options in the North. Council also recognizes that organizations such as the Northern Ontario Families of Children with Cancer are working diligently to raise funds to improve the lives of families by providing essential programs and financial assistance. Locally Moose 99.3 FM – CJJM in Espanola is hosting its Third Annual Heart of Gold Radiothon Friday, September 20th and the public is encouraged to donate and support the fundraising efforts on behalf of the NOFCC.

Back To School Radiothon On CKNR

By Rosalind Russell - The annual Moose FM radiothon for the Elliot Emergency Foodbank is Back to School radiothon on CKNR. The fundraiser focuses on Back to School for children who need access to healthy snacks and drinks during the school year. It runs throughout the day, and donations can be dropped off at the No Frills or Foodland and the radio studio. The food bank will also accept monetary

donations. With a record number of children registered at our local foodbank and with children returning to school next month the need for donations of school snacks/ lunches is more than ever. You can donate on the 23rd at The Elliot Lake Emergency Foodbank, Elliot Lake Foodland, Elliot Lake No Frills, Moose FM studio, North Shore Advertising and Printing.

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Real [Estate] Talk

I've been talking to colleagues the last month about a trend that's emerging in the real estate market: lenders and their lawyers are asking for valuation reports on properties.

2021 was the year we saw the lowest mortgage rates in history, and, as a result, many people were able to climb onto the property ladder. While home ownership is great for many reasons, not the least of which is building equity and thereby personal wealth, when it comes time for renewal, some homeowners shockingly may now find their home is unaffordable as monthly payments rise.

A lot has happened in 3 years and Canadians are feeling the pain. Many of us thought that debt would be cheap for a long time, but sadly interest rates have gone up.

A job loss, inflation, or personal circumstances leading to a change in income, can be devastating at mortgage renewal time, especially if your interest rate was at 2% a few years ago, and is suddenly now rising to 4% or more.

As we face the renewal of a large percentage of mortgages in the

coming 1-2 years, trepidation is setting in.

So, what's concerning about lenders asking for those valuation reports? Well, it means that mortgage payment arrears are mounting, and lenders are looking for remedies for the debt that's owing. Most banks and credit unions will try to work with homeowners to overcome the hard times, but often, circumstances become so dire that a lender will have to start power of sale proceedings as a last resort.

As a real estate broker, one of the most important pieces of advice that I give my clients facing a situation such as this is that they must do everything they can to stay in the driver's seat. Unfortunately, sometimes that means putting the house up for sale yourself, before the bank does. As devastating as that can be, acting decisively and with the help of a professional, can assist in making sure you come out of a terrible situation intact financially.

Chloe Bichette is the Broker of Record/Owner at Claudine Bichette Real Estate. She can be reached at BichetteRealEstate@gmail.com

Wiikwemkoong Unceded Territory Elects New Chief

By Rosalind Russell - Wiikwemkoong Unceded Territory has a new chief.

Despite the power outage late in the day Sunday, the community was able to complete the election bringing in a new chief.

Releasing the results was slightly delayed due to the outage.

Incoming chief Tim Ominika garnered 418 votes with outgoing chief Rachel Manitowabi getting 360.

In all, seven individuals ran for chief.

A graduate of York University, Ominika is not only a long-time member of council with

over 10 years experience, he also is a long-time member of the local school board and is well known for his work in the field of mental health.

Forty-three candidates running for the 12 positions on council.

The 12 successful candidates for council (in alphabetical order) are: John Dube, Lorraine Fox, Francis Bernadine, Ralph Gonawabi, Francis Mandamin, Gernlyn Manitowabi, Lyle Peltier, Darcy Solomon, Mary Jo Wabano, Gladys Wakegijig, Marcia Trudeau Bomberry and Kevin Wassegijig.



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Bids will be accepted from qualified and experienced contractors.

To receive tender documents email mbedard@esphosp.on.ca

Bids will be accepted until 2:00pm on September 16th, 2024.

Bid submissions are to be emailed to mbedard@esphosp.on.ca

The Espanola Regional Hospital and Health Centre reserves the right to reject any or all tenders and the lowest or any tender may not necessarily be accepted.



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Moose Corner

The Moose 99.3FM - CJJM Third Annual Heart of Gold Radiothon takes place Friday, September 20 from 6 am to 2 pm with funds raised going to the Northern Ontario Families of Children with Cancer. Donations can be made by e-transfer to Morning Host Rosalind Russell at russell@moosefm.com. For every \$5 donated, donors will receive a ballot to win a Weber TableTop BBQ and other prizes. Receipts available upon request.



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COMMUNITY NOTES

Espanola Elks Food Handlers Course - August 27, 9:00 a.m. – 4:00 p.m. Put on by the Espanola Elks through Cambrian College. If interested please contact bethmcvey@outlook.com

St. George's Church - Soup & Sandwich September 3, 11:30 a.m.

United Church - Soup & Sandwich September 17, 11:30 a.m.

Overeaters Anonymous - Do you have an eating disorder? We can help. Tuesdays 7:00 p.m. The Anchor Inn, 1 Water St. E, Little Current, Downstairs.

North Shore Seventh-day-Adventist Church - Saturday (Sabbath) Song Service 9:45 a.m.. Sabbath School 10:00 a.m. Divine Service 11:00 a.m.

The Baytones - North Bay's women's acapella chorus are recruiting! If you love to sing, come join us! For details call Janet 705-662-2770

NAR-ANON – Are you affected by someone else's addiction? NAR-ANON offers hope. Every Thursday, 1:00 p.m. at the Noojmowin Teg Health Centre, 407 Centre St, Espanola.

Narcotics Anonymous Meetings – Tuesdays 7:30 – 9:00 p.m. and Saturdays 7:30 – 9:00 p.m. United church, downstairs. 137 Shepard St. Espanola

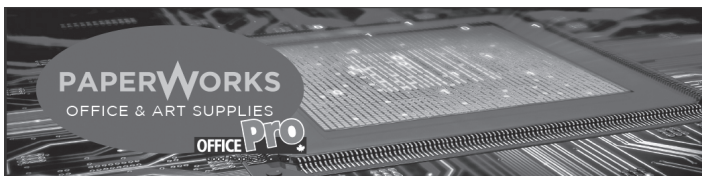
Al-Anon - Do you worry about how much someone drinks? Al-Anon can help. Tuesdays at 7:00 P.M., St. George's Anglican Church, Espanola. (basement).

Toasts & Roasts Speaking Club – 1st and 3rd Wednesdays of the month, 6:30 – 8:00 p.m. at the Espanola Library. For more info, email toastandroastsspeakingclub@gmail.com

Paroisse St-Sébastien Parish Reminder – The Sunday (bilingual) Mass at St-Sebastien (Spanish) is held at 4:00 p.m.

St. Andrew's Church Massey - Services at 10:30 every Sunday. All are welcome.

Do you have a note for the community? We invite not-for-profit organizations to submit information on their upcoming events in writing no later than **Wednesdays at 3:00 p.m. 25 word limit.**
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