

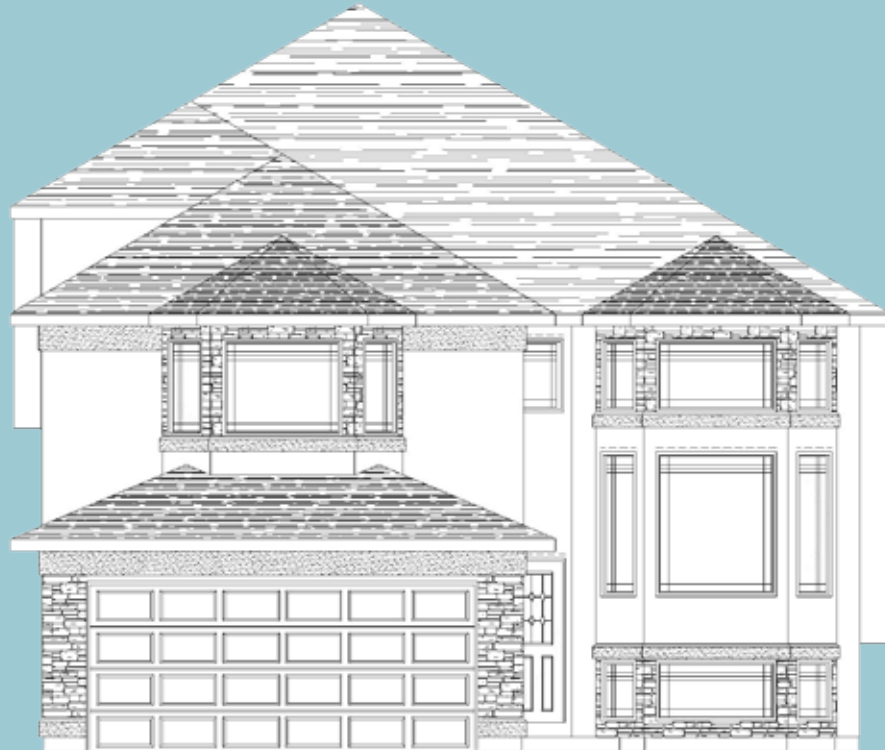
The VENTURIAN

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NEW FOR 2009



THE ELDORADO

This beautiful 2134 Sq Ft bi-level incorporates 5 different levels – basement, foyer, main floor, second floor and separate master bedroom level with a full ensuite and spacious walk in closet. This exciting new plan with optional fireplace comes complete with 2 ½ baths, 3 bedrooms, study, main floor laundry, and second floor balcony overlooking the great room and dining room. Large windows surrounding the extended kitchen dining area at the rear of the house provide natural light and a great view to your back yard. Watch for this house being built in Royalwood..

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VENTURA WELCOMES



JOHN OLBERT

Warranty Technician

Although new to the Ventura team, John is already hard at work in our customer's homes making sure that we meet our mandate of providing a "Great Customer Experience", including after possession care. As an integral part of our warranty team, John is dedicated to making it right.

TIM COMACK

Land Development Manager



Tim has come to Ventura after 4 years of working as the Development Coordinator for Shelter Canadian Properties Limited.

Tim will be responsible for the development of various parcels of land that Ventura currently holds along with growing Ventura's list of successful multi-family projects. Tim holds a Bachelor of Business Administration, is a Certified Building Construction Technician and is currently pursuing his real estate license.



TARA CINQ-MARS

Warranty Administrator

After 20+ years in the financial industry, Tara's customer service skills will be a valuable asset to both Ventura and our valued clients. Tara will work with our homeowners to ensure quality after-possession care.

GERRY MAH

Sales Agent

Quest Residential Real Estate Ltd.

Gerry brings his 32+ years of experience in the real estate industry to Ventura, including 25 years in new home sales. Notably, he was first on the scene in showhomes in many prestigious neighborhoods, including Kildonan Meadows, Riverpark South, Island Lakes, Harbourview South, Royalwood, and Sage Creek.



OUR SALES AGENTS ROCK !

On April 23, 2009, at the Delta, the Manitoba Home Builders' Association (MHBA) held their annual sales awards night to celebrate the achievements of the top-selling new home agents and most deserving supplier sales people in 2008.

Ventura is very proud that, from our team of experienced sales agents, four were recognized with awards for their success in 2008.



Kelly Saltel and Paul Saltel
Quest Residential Real Estate Ltd.
"GOLD AWARD"



Ron Tardiff
Trinkl Realty Ltd.
"GOLD AWARD"

Fred Dawes
The Kingsford Realty Group Inc.
"BRONZE AWARD"

Ventura congratulates Kelly Saltel and her husband Chris on the birth of their son. A future agent is born!

DID YOU KNOW?.....

Ventura Custom Homes is proud to announce that we have achieved our COR Certification from the Construction Safety Association of Manitoba. This signifies that we are in the fore-front in the areas of safety training and standards.

We are now selling in one of Winnipeg's newest subdivisions – Bridgewood Estates. This development is adjacent to Harbourview South in North-East Winnipeg and offers some lots with more frontage feet. Contact Paul Saltel at 237-9769 for more information.



ITS NOT EASY BEING GREEN..... (But Easier than You Think !)

Tips on How to Make Every Day Living More Environmentally Friendly

We at Ventura Custom Homes are taking steps toward leading more environmentally friendly lives and we wanted to share some tips with you on how you can as well. We have compiled a list of energy saving and environmentally friendly tips that you and your family can implement which will benefit the environment. Every small step you take really does make a difference!

Things you can do in your home:

- 1) Consider switching to compact fluorescent light bulbs (CFL's). They may cost more, however they last much longer. Please remember that because these contain mercury they must be recycled.
- 2) Remember to turn off the lights and electronics in your home when they are not in use. Consider installing motion sensor lighting.
- 3) Unplug electronics that are not in use such as cell phone chargers, fans, hair dryers, stereos, etc. These items still consume stand by power when plugged in even though they may be off. Consider purchasing a power bar for larger items like a computer, T.V. or stereo system.
- 4) Install a programmable thermostat. You can also turn down the heat at night or when you are away from your home to save energy and money.
- 5) Try to use the cold water wash cycle as much as possible. Consider hanging your clothes outside to dry in the summer.
- 6) Run your dishwasher only when full and try to avoid pre-rinsing your dishes. This wastes water and is often unnecessary.
- 7) Change your furnace filters on a regular basis and chose high quality filters to maintain your heating/cooling system's efficiency.
- 8) Use NATURAL and biodegradable cleaning products, laundry detergents, and dishwashing soap in your home. Not only are these products better for you and your family they are also better for the environment and keep chemicals and excess nutrients out of our water supply.
- 9) Take shorter showers; shut off the water tap when you are brushing your teeth or shaving.
- 10) Avoid the use of aerosols and sulphates in hair care products. There are many environmentally friendly and biodegradable brands available. Visit <http://www.live-clean.com/> to check out their product line.
- 11) Purchase recycled paper and paper that is produced using sustainable forestry practices. Look for the FSC certification symbol on the packaging.
- 12) Sign up for online banking. Not only is this more convenient you can reduce the amount of paper, energy and money used to mail bills.

... Cont'd on next page

Things you can do for the environment:

- 13) Switch to reusable grocery bags or cloth bags for grocery shopping. Plastic bags are not only toxic but can take up to 1000 years in a landfill to break down.
- 14) Wash your car only when necessary.
- 15) Support local and organic farmers. There are many places to shop in Manitoba that offer local and organic produce. **Please see bottom of page for locations.**
- 16) Do not use fertilizers, pesticides, herbicides or insecticides on your lawn or garden. Not only are these bad for you, your children and pets, they also add toxic chemicals and excess nutrients to our waterways. If you had not heard about the algae bloom issues facing Lake Winnipeg please visit www.lakewinnipegfoundation.com for more information.
- 17) RECYCLE. This is the number one easiest and most important thing you and your family can do. Visit <http://www.winnipeg.ca/waterandwaste/recycle/> for more information on recycling and where certain types of materials (such as cell phones, batteries and used oil) can be disposed of.
- 18) Instead of throwing out unwanted, gently used clothing, furniture or other household products find a good cause to donate them to. There are numerous places all over Winnipeg who would be more than happy to accept a variety of items. **Please see below for some suggestions on where to donate these items.**
- 19) Switch to reusable mugs, lunch containers, batteries, razors, etc. You can bring a reusable coffee cup to your favourite coffee shop and they will gladly fill it up for you!
- 20) Consider composting. For more information and help on getting started, please visit: <http://www.resourceconservation.mb.ca/cap/>
- 21) Maintain your vehicle. Well maintained vehicles can improve gas mileage and reduce emissions. Avoid allowing your car to idle.
- 22) Try to walk, cycle, carpool, or use public transport as much as possible.

Locations where you can buy Local and Organic Produce in Winnipeg and Surrounding Areas:

- 1) **Caulfield's Organic Market.** 885 Westminster Ave
- 2) **Crampton's Farm Produce Market.** 1765 Waverly St.
- 3) **Eat it -Organic Market** at 603 Wall St. is open 10 AM - 7 PM, Tuesday through Friday, and 10 AM - 4 PM, Saturday.
- 4) **Organic Planet Worker Co-op.** 877 Westminster Ave.
- 5) **Organza Market.** 230 Osborne St. at Donald
- 6) **Red River Farmers Market.** Red River Exhibition Park
- 7) **Tall Grass Prairie Bread Company.** 859 Westminster Ave.
- 8) **Osborne Village Market.** Gas Station Theatre- corner of River and Osborne. Every Thursday from 4-8 pm.

Places where you can donate clothing or household items:

- 1) **Canadian Diabetes Association** Ph: 949-9163
- 2) **Big Brothers & Big Sisters Household Collections** Ph: 943-5437
- 3) **The Main Street Project** Ph: 982-8245
- 4) **Flavie-Laurent** Ph: 233-4936
- 5) **Humane Society** (towels, old fur coats, etc.) Ph: 982-2021

VENTURA STAFF HIGHLIGHTS



Terry Patterson
Site Supervisor

As Ventura continues to grow, we are conscientiously working at maximizing our efficiency by ensuring that we have the right person to do the right job. At this time, Ventura would like to congratulate Terry Patterson for successfully completing his Project Management course. Terry has dedicated 3 years to achieving this goal by attending evening classes at RRCC. In March of this year, Terry was rewarded for his efforts at the Spring Convocation where he received his Project Management Certificate with honors. Terry continues his outstanding work for us as a Site Supervisor, but has taken on the management of some additional projects as well. Way to go Terry !

Cheryl Sobie, our Production Assistant, has also been very busy at School in her hours away from the office. She has been completing many courses in environmental studies and has been responsible for implementing and maintaining Ventura's recycling and green programs. We thank Cheryl for her efforts to educate us in this critical area. Cheryl is also responsible for the article on the previous pages. Thanks Cheryl, for your contributions.



Cheryl Sobie
Production Assistant

You may recognize Sandi Anderson from her many appearances on TSN in the Pins Game. Ventura Land's executive assistant has been bowling since the age of 5 and has competed in over 40 national five pin bowling championships over the past 25 years. This November, Sandi will be inducted into the Manitoba Sports Hall of Fame in the athlete category in recognition of her outstanding accomplishments in the sport. Now you know what she does with her holiday time every year...



Sandi Anderson
Executive Assistant

FROM THE WARRANTY DEPARTMENT

Inspecting your home on a regular basis and following good maintenance practices is the best way to protect your investment in your home.

Regular maintenance is the key - Review Homeowners Maintenance Manual you received on possession

Here are some reminders for the upcoming fall/winter months

- Clean and test smoke alarms and carbon monoxide detectors.
- Test and reset ground fault circuit interrupters (GFCI).
- Operate the heating system and have it inspected if necessary.
- Adjust heat registers and ensure that cold air returns are clear of any blockages.
- Check both interior and exterior caulking and repair or replace as necessary.
- Lubricate door locks/hinges and replace weather-stripping to ensure proper seal.
- Remove any excess snow build-up on roof, eavestroughs and downspouts.
- Remove ice and snow from concrete promptly. Avoid the use of de-icing agents which use salt and chemicals which can cause early deterioration of concrete. Also refrain from using sharp tools which will cause damage.
- Ensure that air vents intake or exhaust cannot be blocked by snow or debris.
- Check and clean or replace furnace filters each month during the heating season.
- Operate the sump pump and check exit line to ensure proper operation. Inspect for visible leaks or obstructions and remove or disconnect exterior hose.
- Remove screens from the inside of windows to promote air circulation on the glass surfaces.
- Clean eavestroughs and roof and test downspouts to ensure proper drainage.
- Close valve to outdoor hose connection and drain exterior faucet.
- Ensure that the ground around your home slopes away from the foundation walls. Fill as needed to provide positive drainage away from home.
- Monitor your home for excessive moisture levels which can cause condensation on windows/doors and damage to your home over time. Control moisture levels to coincide with exterior temperatures as outlined in the materials provided to you.

NOTE: In case of any HVAC emergency – contact Superior Heating & Air Conditioning – 697-5666

VENTURA LAND COMPANY INC. *Building Communities with Vision*

The Prairieview Park Subdivision in LaSalle continues to be a great success. With most of the subdivision completely sold out, we have released our last 11 lots onto the market. These lots are located on Kara Cove, a quiet cul-de-sac with large building lots. There are another 8 lots remaining on Prairieview Drive, for a total of 19 lots remaining in this Subdivision, until we are completely sold out! With Waverly West picking up speed only a short ten minute drive away, the lowest taxes in the capital region, and all the amenities of the LaSalle community, we don't anticipate these lots lasting very long.

Phase I & II of Kingswood South, on the Kingswood Golf Course, in LaSalle, is sold out. We are now undertaking the pre-sale of Phase III & IV lots with the intention of developing these two phases in the early spring of 2010. There will be a total of 32 large premium building lots available to the public, with no builder restrictions.

Mandan Trails in Sanford and Wheatland Park in Dugald have been approved. We have placed them on hold until the economy shows a sign of improvement and the housing market begins to gain more momentum. We expect to have these communities developed in the next few years.

Negotiations with the respective municipalities for our proposed subdivisions in Stonewall and Oakbluff remain on-going. We are optimistic that, at some point in the near future, we will be able to proceed with viable developments in these growing communities.

To view the plans for the above communities go to www.ventura.mb.ca under Land Development for further details.

Fall Parade of Homes

September 19th – October 10th 2009

Check out our exciting new Display Homes in the following areas

Parade Display Home Hours:
Monday to Thursday 3pm – 8pm
Saturday & Sunday Noon – 6pm
Friday By Appointment Only

Amber Trails	132 Morava Way 1880 Sq. Ft. Cab-Over 3 Bedroom 2 Bathroom	“Haveli”	Call Dave Sangha
Kildonan Green	55 Edna Perry Way 1525 Sq. Ft. Bungalow 3 Bedroom 2 Bathroom	“Newdale 09”	Call Kelly Saltel or Gerry Mah
South Pointe	64 John Angus Drive 1880 Sq.Ft. Cab-Over 3 Bedroom 2 Bathroom	“Ambassador”	Call Paul Saltel
Prairieview Park (LaSalle)	28 Prairieview Drive 1525 Sq. Ft. Bungalow 3 Bedroom 2 Bathroom	“Newdale 09”	Call Fred Dawes
Serenity Trails (Lorette)	53 Convent Crescent 1410 Sq. Ft. Bungalow 3 Bedroom 2 Bathroom	“Waterloo”	Call Ron Tardiff



Fred Dawes
Quest Residential
Real Estate Ltd.
Phone: 771-0763



Kelly Saltel
Quest Residential
Real Estate Ltd.
Cell: 794-7770



Paul Saltel
Quest Residential
Real Estate Ltd.
Cell: 794-5315



Gerry Mah
Quest Residential
Real Estate Ltd.
Cell: 797-6729



Dave Sangha
Maximum Realty
Cell: 999-9902



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