



HELP THE BIRDIE GO DIGITAL
& ENTER TO WIN A \$250 RESORT GIFT CARD!

See inside for details.



The Birdie

CROWN ISLE COMMUNITY NEWS

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Crown Isle

RESORT & GOLF COMMUNITY

Nobody knows Crown Isle like we do!

CrownIsle.com

CALENDAR OF EVENTS

October

Year at a Glance AT CROWN ISLE

November

- 29 5th Annual Holiday Resort Walk STARTS
- 29 Gingerbread Village Auction STARTS

December

- 1-12 Twelve Days of Christmas Specials STARTS at crownisle.com
- 10 Homeowners Christmas Party
- 15 Breakfast with Santa
- 18 Gingerbread Village Auction ENDS
- 22 5th Annual Holiday Resort Walk ENDS
- 25 Christmas Dinner
- 31 New Year's Eve

January

- 1 New Year's Day

February

- 1 10th Annual Comox Valley Whiskey Fest
- 14 Valentine's Day
- TBA Dine Around Comox Valley

March

- 1-31 Get your 2020 Golf Membership Now!
- 17 St. Patrick's Day

April

- 12 Easter Brunch
- 27-30 Mackenzie Tour - PGATOUR Canada Qualifying School

May

- 1 Mackenzie Tour - PGATOUR Canada Qualifying School
- 10 Mother's Day Brunch

Events subject to change. For complete event details, visit CrownIsle.com

Please be advised of...

WINTER KITCHEN HOURS

For the TIMBER ROOM and ATRIUM

Nov 1, 2019 – Jan 31, 2020

Hours of Operation:

7:30am – 9:00pm • Sun – Thu

7:30am – 10:00pm • Fri & Sat

Now just
\$550 . PLUS GST



WINTER PASS



ENJOY
Unlimited
Golf UNTIL
MARCH 31, 2020.

Range not included. Pass is not transferable.
Passholder may book up to 7 days in advance.

SUNDAYS IN THE ATRIUM



SLEEMAN

FOOTBALL FEATURE

SLEEMAN DRAFTS
PLUS TAX
\$5 / PINT

ON FEATURE
SUNDAYS
AND
MONDAYS

WIN WEEKLY PRIZES & A GRAND PRIZE OF A PAIR OF VANCOUVER HOCKEY TICKETS!



Yoga & Wine

FALL SESSIONS

Friday, November 22
Thursday, December 12

3:00 - 4:15 PM IN THE SILVER ROOM
BEGINNERS TO ADVANCED WELCOME

Enjoy a **Yin Yoga Fusion** class taught by LJ, then a glass of wine with friends on the veranda

\$20
TAX INCLUDED

RSVP: Rod at the Pro Shop or rod@crownisle.com
Drop-ins welcome, subject to space availability.

YOGA INSTRUCTOR LJ JACKETT

HOMEOWNERS Christmas Light CONTEST



PEOPLE'S CHOICE

Prizes For Top 3!

Vote for your favourites at the Residents Christmas Party or email your Top 3 to realestateadmin@crownisle.com.

WINNER WILL BE ANNOUNCED ON CROWN ISLE'S FACEBOOK PAGE ON DECEMBER 27.

MARKET UPDATE



BERT JAEGER, REALTOR®

As we near the middle of the fall season, a time when the market is usually a bit quieter, we are seeing an increase in the number of listings within the Crown Isle Golf Community. There are currently 61 properties listed within Crown Isle, with 29 of those being single-family homes. In the past two months, 11 properties have sold on the MLS (within our Community). Although it is true that we tend to see less buyers at this time of year, the buyers that we do see tend to be ready to buy. A well-priced home can sell at any time of year. The following information is referenced from VIREB (Vancouver Island Real Estate Board) giving you the latest market update for Vancouver Island.

NANAIMO, BC – Sales of single-family homes in September were virtually flat year over year, but dipped by 16 per cent from August. However, apartment and townhouse sales rose by 15 per cent and 11 per cent year over year, respectively.

In the VIREB area, inventory of single-family homes in September rose by 14 per cent from one year ago (1,283 to 1,466). Active listings of apartments increased by 43 per cent (293 to 419) year over year while townhouse inventory dropped by 18 per cent (171 to 140).

The September statistics indicate that some buyers are turning to multi-family properties, but it is too early to say whether this is an anomaly or the beginning of a trend. As for the reasons behind this shift away from single-family homes, it could be a combination of factors including affordability, Guideline B-20, and the speculation tax in Nanaimo.

Prices in the VIREB area are still rising year over year, but the magnitude is decreasing. The benchmark price of a single-family home board-wide was \$523,100 in September, a four per cent increase from one year ago and up two per cent from August. (Benchmark

pricing tracks the value of a typical home in the reported area.) In the apartment category, the year-over-year benchmark price rose by two per cent, climbing to \$298,900 but slightly lower than in August. The benchmark price of a townhouse rose by four per cent board-wide, hitting \$411,100 last month, which was two per cent lower than August's benchmark of \$417,300. In the Comox Valley, the benchmark price reached \$523,900, up by five per cent from one year ago.

Trend-wise, VIREB's housing market has transitioned from one favouring sellers to one that is balanced, and, in some areas, conditions are better for buyers. Kaye Broens, 2019 President, reports that sellers now recognize the market has changed and are pricing their homes accordingly. Although real estate is cyclical, the one factor that remains constant is that well-priced homes sell faster.

"Whether you're a buyer or seller, the advice of a REALTOR® is beneficial in any housing market," says Broens. "We have access to tools and market analytics that empower us to dig deeply into sales data and comparatives. That knowledge allows us to determine an optimal selling price for your home and find a house that fits your needs and budget."

It may be mid-fall, and although we've transitioned into a more balanced market, right now may still be a good time for you to list your home.

If you have any questions about any of the information in this article, or the current real estate market, please contact Bert @ 250-898-9128, or Melissa @ 250-792-0464.

AUTUMN IS FOR GOLFING

Locals Triple Play

3 Round Punch Pass
\$99

Fall Foursome

Round of Golf for 4
including carts
\$160

Nine & Dine

Golf 9 holes after
12pm, + \$15
dining voucher
\$40

Valid till December 31, 2019. Plus applicable tax.

HELP US GO DIGITAL!

We would like to make the Birdie a little more earth (and bird) friendly. **Sign up** for our digital monthly newsletter and be **entered to win** a \$250 Crown Isle Resort gift card.

FIRST _____

LAST _____

EMAIL _____

STREET _____

Return to the Front Desk in the Crown Isle Clubhouse to enter.
Thank you!



GINGERBREAD VILLAGE

November 29 - December 18

HOLIDAY RESORT WALK

November 29 & 30, December 1, 6-8, 13-15, 20-22

ADMISSION WITH DONATIONS BENEFITING

Dawn to Dawn ACTION ON HOMELESSNESS
Boys & Girls Club OF CENTRAL VANCOUVER ISLAND
COMOX VALLEY Transition Society
COMOX VALLEY Foodbank

GET INVOLVED! SPONSOR • CONTRIBUTE • VOLUNTEER
christmas@crownisle.ca OR 250-703-5098

THANK YOU TO OUR SPONSORS



Eat drink & be merry
Crown Isle Residents Annual Christmas Party
TUESDAY, DECEMBER 10
6:00 pm
 Cocktails | Dinner | Dancing
 Live Music from Easy Street
Reservations required.

Breakfast WITH SANTA
SUNDAY, DECEMBER 15
9:00 - 10:30 am
PHOTOS WITH SANTA & CHRISTMAS CRAFTS
Reservations recommended.

Christmas DINNER BUFFET
WEDNESDAY, DECEMBER 25
4:30 pm & 7:00 pm
 Two seatings in the Ballroom
Reservations recommended.

Reserve for all events at the Front Desk or call 250-703-5000. Events subject to change.
 For complete event details, menus and more, visit **CrownIsle.com**

CROWN ISLE TEAM You have questions or inquiries – We have the answers!

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Nobody knows Crown Isle like we do!

CrownIsle.com
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