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March 17
for
March 29
Edition

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17 Wing SAR Techs rescue plane crash victims

By Cheryl Gudz,
17 Wing Public Affairs

Winnipeg (Feb 29)— Search and rescue technicians from 17 Wing 's 435 Transport and Rescue Squadron parachuted to the rescue of seven people, including two critically injured victims, from a plane crash near Stony Rapids, Sask. on Sunday night.

The Athabaska Airways plane, a twin-engine Piper Navajo, was flying from Edmonton to Stony Rapids, Sask., when it ran into trouble and crashed approximately 600 kms north of Prince Albert. The Rescue Co-ordination Centre in Trenton, Ontario was notified and SAR crews were immediately dispatched from Winnipeg.

The SAR team arrived approximately three hours after the crash using flares and night vision goggles to locate the crash sight. MCpl Dave Lazarowich said that the sight was fairly easy to find thanks to the quick thinking of the passengers.

"The passengers had started a fire - that helped us greatly."

Unfortunately, the only way to get to the passengers was by parachute, since the area was thickly wooded. Sgt

Rob Beauchamp was the first of four SAR techs to parachute down to the crash scene, and initially, was amazed about the mood of the group.

"The attitude was pretty upbeat," he said. "They were pretty happy to see us."

MCpl Lazarowich was surprised that the passengers weren't more seriously injured, adding that, "It's amazing that they got out of this as lucky as they did."

According to him, one female passenger suffered internal injuries and had "seriously injured" her legs, while the pilot suffered from fractured ribs and a collapsed lung. The two were rushed to Saskatoon by the C130 Hercules and subsequently to the Saskatoon General Hospital by ambulance. The other five passengers suffered light injuries.



Photo Caption:

SAR techs from 17 Wing's 435 Sqn (from left) Sgt Jeff Warden, MCpl Dave Lazarowich, Sgt Ed Holleman, MCpl Rob Beauchamp, MCpl J.P. Cossette, and Sgt Rick Henry head for a debriefing after returning from the rescue mission.

(Photo courtesy of Brian Donogh, The Winnipeg Sun)

17 Wg Ops Situation Report 28 FEB 00 - 5 MAR 00

OPERATION	COUNTRY	PERS DEPL	OPERATION	COUNTRY	PERS DEPL
Op Calumet	Egypt	2	CF Incremental Tasks**		1
Op Echo	Italy	5	General Tasks***		17
Op Danaca	Golan Heights	15	MAMS Tasks****		8
Op Kinetic	Kosovo	12	TOTAL PERS DEPLOYED		68
Op Palladium	Bosnia	4			
CFS Alert	Nunavut	3			
1 CAD/INDIV Taskings*		1			

* 1 CAD Indiv Tasks: Airfield Fire Fighter Support - 5Wg (1)

** CF Incremental Tasks: Show Tour - Kosovo (1)

*** General Tasks: Ex Blue Flag 00 - Hurlburg AFB, USA (17)

****MAMS Taks: Op Palladium - Edmonton (5), Op Palladium - Shilo (3)



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VOXVIEWS

The Meaning of St. Patrick's Day

By Major CM Walton-Simm
Managing Editor

"You tell us that there are three gods and yet one," the puzzled Irish said when Saint Patrick was preaching the gospel to them 1,500 years ago. "How can that be?" The saint bent and plucked a shamrock. "Do you not see," he said, "how in this wild flower three leaves are united on one stalk and will you not then believe that there are indeed three Persons and yet one God?"

Saint Patrick lived in south-western Britain in the days when the Romans were abandoning the island to its

fate and before the English had appeared.

He was educated as a Christian. When he was 16 he was carried off by pirates and sold into slavery in Ireland. After he had spent six years as a swineherd in Ireland he escaped in a ship bound for Gaul, France. For a time he

lived in Gaul, where he became a monk and then returned to Britain. After his return he dreamed one night that he heard the Irish calling, "We pray thee, holy youth, to come and walk amongst us as

before." This, Patrick decided, was a missionary call to Ireland. He returned to Gaul, where he spent 14 years preparing for his work. In 432 He arrived in Ireland with the title of bishop and the pope's blessing and began the work which was to make him the patron saint of the island.

Many legends grew up in Ireland about Saint Patrick. Among them is the story of how he forced the snakes and toads of Ireland to fling themselves into the sea. It was also claimed that there was no night for 12 days after his death on 17 March, 461. Historians call many of these stories about Saint Patrick myths, however, the shamrock remains the emblem of Ireland, proudly worn by Irish the world over on Saint Patrick's Day, March 17th.

Happy St. Patrick's Day

How safe are your children?

Submitted by
Cpl Lisa Donovan
17 Wing IS Security Section

As we start the new millennium, we as parents can look back over the last few years with a sense of achievement when it comes to protecting our children. Parents, educators and police have taken a proactive stance to educate the youth of the community in methods of alerting, protecting, and reacting to predatory dangers. However, we are oblivious and ignorant to one of the new threats to the safety and wellbeing of our most precious resource, our children. This threat exists everyday in our homes and our schools - the INTERNET.

The Internet provides a wealth of information and enjoyment to children and adults, however it also poses a significant and unique threat. The Internet provides complete anonymity to cyber stalkers, pedophiles, con artists and other undesirables the community strives to educate our children about. Internet related incidents are not limited to big US cities.

The research for this article led me to Detective Sergeant Wayne Harrison of WPS Vice Division. He stated that in Winnipeg there have been two incidents of females under the age of 18 running away from home to meet in person with members of on-line chat rooms. In one instance a 15 year old girl was detained at the Canada/US border by alert authorities. Recently two 16-year-old males were charged with possession of child pornography. Sgt Harrison says that in many cases parents are just not aware of the capabilities of a PC connected to the Internet.

GUIDELINES:

Parental supervision is the key to Internet Safety. Use your

family's PC as a means to spend time and communicate with younger and older children. Explore and discover new web sites with your children.

Other guidelines to promote safe use of the Internet in your home include:

1. Keep the computer in a central family location where activities can be monitored. Do not allow a computer to be placed in a bedroom or other isolated room.

2. Screen e-mail with younger children. If you don't recognize the sender's address as a close friend or relative it could contain SPAM (unsolicited e-mail), computer viruses or pornographic images.

3. Help children keep computing on-line in balance. Computers and the Internet can be addictive. Limit the amount of time allotted to your children. Watch older children for signs of withdrawal from friends, school and other interests.

4. Talk to your children about their use of computers and discuss the dangers. Provide more specific details with teenagers.

5. If you are computer "illiterate", ask your children to teach you how to operate a computer. Take a computer course yourself. Learn about the capabilities of your computer and the Internet. The WESTWIN Computer Learning Centre opening in mid April at Bldg 33 is intending to provide a full slate of computer courses & will provide an excellent location for parents to gain experience in "surfing the net".

6. Become familiar with the contents of your computer. Be alert to new applications, which you did not install. Monitor your hard disk drive for computer files ending in the letters .gif, .jpg, .avi, .bmp, .tif, .pcx, .dl, .gl. These file extensions signify video and picture files, which could have

content not suitable for children.

7. Discuss your expectations with your children and come up with an Internet Agreement for everyone to sign. A good example of an agreement can be found on-line at www.cyberangels.org/cyberangelskids/agreement-form.html

Teach your children and yourself to be cautious. Enjoy your PC and the educational opportunities it offers to you and your

family. Good communication and awareness are essential to keeping your children safe. This article provides general safety guidelines only. Look in future issues of the Voxair for specific information concerning chat lines and software solutions.

The 17 Wing IS Security Section is a cooperative effort between the WTIS & SAMP Sqn's. For more info call Cpl Donovan at 833-2500, ext 6728.

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Watch for future issues of the Voxair for more information to follow.

Until then... Focus on Living!





The Supply Line

By Maj D Miller, WSupO

In its pure sense, logistics can be defined as the science of planning and carrying out the movement and maintenance of forces, to include design and development, acquisition, storage, movement, distribution, maintenance, evacuation, and the disposition of material.

In the context of a United Nations (UN) mission or operation, the logistic system devised for any peacekeeping mission, "is responsible for preparing the requirement of logistic support for the peacekeeping force based on the UN approved scales of issue and level of holding for storing and safekeeping and distribution of materials, equipment and supplies procured or made available in accordance with UN regulations". Specifically this means: the maintenance of the peacekeeping force; the planning and support of its operational requirements; the planning, provisioning, and coordination of supply stores, equipment, rations, petrol, oil, and lubricants; allocation control of second line or force transport facilities; the supervision and review of the administrative activities of the contingents of the force; and the management/operation of postal services, movement control, and security arrangements.

The multinational nature of UN logistics is such that there is a need for a common and agreed set of principles. Simply stated these include:

a. Simplicity (quality systems) - the simpler the logistic plan the easier it will be to understand and in the multi-nation environment this is paramount. The greater the understanding of the plan the more effective the cooperation or the 'buy-in' will be between the contributing nations and the speed with which the original plan can be adapted to meet the changing circumstances.

b. Foresight (anticipation) - logistic planning should begin well before the start of any operation. It should consist of the identification of resources within or close to the deployment area and include all available information relating to the infrastructure of the country (s) concerned. Consideration should be given to any unique mission requirements such as: clothing, munitions, accommodation, and mobility. Contingency planning for strategic movement should also commence soonest. A logistic recce is an important step in the planning process.

c. Flexibility (adaptability) - logistic flexibility means the ability to conform to operational plans, which will inevitably be subject to frequent change (especially in the early stages of an operation). In conditions where lines of communication are susceptible to disruption, it may be necessary to deviate from normal procedures and modify standard methods of operation to meet unexpected events.

d. Economy (cost effectiveness) - resources will never be plentiful and must be used effectively, efficiently, and economically. Consideration must be given to the early integration of all available logistic assets provided by the contributing member states. Avoid redundancy.

e. Security (protection) - within a peacekeeping environment administration areas and lines of communication are still vulnerable to pilfering and ambush so they must be protected. There must be plans to minimize disruption caused by outside interference so that full support is never lost. Security must also apply to protection of information.

f. Cooperation (consultative planning) - in a UN operation, cooperation is the key to a functioning logistic structure. In most cases there are likely to be a variety of nationalities with different mother tongues and different capabilities. Some will be stronger in their own logistic support than others. In order to achieve a workable environment, cooperation is a must.

g. Sufficiency - the logistic resources must be sufficient to meet the sustainability and mobility requirements of an operational mission plan. Stock levels must also take into account the expected nature and duration of the mission.

h. Accountability - all logistic assets of a mission must be accurately accounted for. This includes any equipment classified as Contingent Owned Equipment (COE).

i. Visibility - logistic assets are usually expensive. They are never the less vital to any operation. It is important that a full audit trail is available for all assets dispatched to and from the mission area.

j. Responsibility - contributing member states and the UN have a collective responsibility to ensure that the forces deployed on any UN operation are fully equipped and supported. This may be either through national or cooperative arrangements and should be clearly determined prior to deployment. Additionally, member states and the UN have a collective responsibility for the care, custody, and safeguarding of UN assets.

The initial step is to ensure that there is a common and agreed to set of principles. These principles form the basis of sound logistics and in a UN environment it is vital all involved understand and agree to these principles. It is equally important to understand that for these principles to be effective; there must be a balance in their application.

ASD Initiatives - ATCO Frontec (Edmonton based) is preparing a bid for approx. \$40M worth of work for the CF in Bosnia, in what would be the army's first major civilian contract in a military theatre. With the CF's military strength stretched, the armed forces are looking for private firms to do non-combat logistic work, such as engineering and maintenance at Canada's five Bosnia military locations. It is envisaged that using a contractor will free up 100-150 soldiers for other duties.

The contract is expected to be awarded in June.

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435 Squadron

By Maj D.J. Hamilton

"Confined Space Permit Required."

Readers may have noticed these signs under stairwells or at the entrance to maintenance tunnels in the basements of buildings and asked what is a Confined Space and what is a Confined Space Permit. 435 Sqn asked these very questions when the air force was given new direction by NDHQ in 1996. This direction consisted of new procedures that units were required to follow while conducting maintenance on aircraft fuel tanks.

A confined space can be simply defined as a space that has limited points of entry and exit and a space that is not designed for human occupancy. Once a person's face has crossed into the space then the space is considered entered. In addition to the requirements necessary to enter a generic confined space, aircraft fuel tanks contain fuel fumes which require further precautions due to the potentially hazardous atmosphere.

In the past, technicians took as many precautions as they could in order to conduct a fuel cell repair in the safest possible manner with the training and equipment they had available. This being said there was no formal training or procedures to be followed. Accidents in both the civilian aviation industry and in general industry raised the concern that perhaps our personnel should be given better training and equipment to ensure the general health and safety of our technicians.

The new regulations require the technicians and management to conduct fuel tank entries in a more formal, regulated manner with medical testing, training and the actual fuel tank entry being recorded. There are a number of noticeable changes in the new system as compared to the old. Technicians are required to take annual training covering the Canada Labour Code, potential hazards in a confined space, respirator mask fitting, atmospheric testing,

the equipment required to conduct fuel cell maintenance and rescue. Prior to taking the theory and practical portion of the training, personnel must obtain a spirometry test, which measures lung capacity and be medically evaluated for the wearing of a full-face respirator. Once the technician has completed the medical requirements then, and only then, will they be trained in the theory and practical portions of confined space entry. The training conducted by 435 Squadron is based on training that was initially provided to DND by Canadian Airlines personnel who were the most knowledgeable in conducting fuel cell repairs under these regulations. It must be said here that the training could not be achieved without the invaluable assistance provided by the 17 Wing Fire and Surgeon Units.

DND has purchased top of the line equipment and our growing expertise is being sought after by other civilian contractors and the US military, particularly because DND's the only one using such a wide variety of equipment.

The squadron's confined space training now includes rescue training, something that was not available in the past. This training is specifically focused on the unique challenges that must be overcome to work in that environment, and to safely extract someone who is incapacitated within a confined space. Here is one statistic they teach on the confined space course "40% of all confined space victims are rescuers!" Just last Thanksgiving a family lost a daughter and son because the daughter entered a root cellar in which unknown to her,

rotting vegetables had consumed all the oxygen. When the daughter did not return the father and son entered the root cellar to check on her and the son collapsed and died and the father barely made it out. Many people reflect on this and other similar examples and state that the father and son were not professionals and were untrained. However, there are many instances of emergency response personnel including fire fighters, police officers and paramedics who made the same mistake in the heat of the moment resulting in the needless loss of many rescuers lives. 435 Sqn wanted to raise the awareness of these events, which continue to occur around the world and ensure that our personnel do not fall into that trap. This is why rescue training is a mandatory portion of the training package and practice rescues of a "victim" must be completed every year. This enables a technician to maintain his or her qualification and conduct a safe rescue if required, and to go home at the end of the day. To assist in this critical rescue training the squadron obtained one old C130 Hercules wing and with the help of 402 Sqn WorkShops personnel converted it into a very realistic training aid.

The hazards of exposure to fuel fumes

are constantly being evaluated which result in new safety requirements for the maintenance personnel. These safety requirements are put into effect in order to reduce the technicians' exposure to a known hazardous material. Personnel from NDHQ have just participated in a joint study in the US on this very topic, reviewing fuel cell entry practices in general and performance of the equipment available on the market. Canada's input was requested in part due to our having and using the newest confined spaces safety equipment including high volume ventilators, portable breathing air equipment, rescue compressors and explosive proof, fibre optic lighting systems. Part of the review focused on the potential medical hazards of aviation fuel with proposals to increase the safety requirements of both civilian & military personnel conducting maintenance in an atmosphere that contains fuel vapour.

It has taken over three years to get the new system functioning the way it was initially intended. The technicians have become more comfortable with the equipment and the process. It has now become second nature to don the safety equipment, enter the fuel cell & conduct maintenance in a safe and timely manner.

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Beware of slime

By Brad Bird

Brad is a Winnipeg freelance writer touring former Yugoslavia, meeting with Canadian soldiers, and has offered his stories to the Voxair.

Donja Koretica, Kosovo — Going for a walk takes on a whole new meaning when you're living in Kosovo. Watch out for the slime.

Green slime, the military handle for land mines.

With 364 recorded mine fields known, and untold others

unknown, Canadian soldiers and aircrew are forbidden to stroll or drive down any road the engineers haven't approved.

So far mines have injured no Canadians since troops got here in June, said Sgt. Steve Wrathall Feb. 10.

"The whole area has suspected mine fields," he said. "The last time we lost somebody was way back in Croatia in '94. Since then, we keep training, and so far since then we've never had a problem."

Mines, which come in various sizes for personnel and tanks,

aren't the only threats to soldiers and civilians. UXOs — unexploded ordnance — are a larger hazard.

"About 20 per cent of NATO stuff didn't go off," Wrathall explains. "Our policy is to blow it in place — put a charge by it and blow it." Mine policy is to remove them, the job of the engineers.

Even paved or hard-packed roads aren't necessarily safe to walk or drive on, he said, because portions were removed, filled with mines, and topped with gravel to appear as potholes.

Incredibly, village people here pick up UXOs and hand them in, often with no injuries. "For some reason they don't go off."

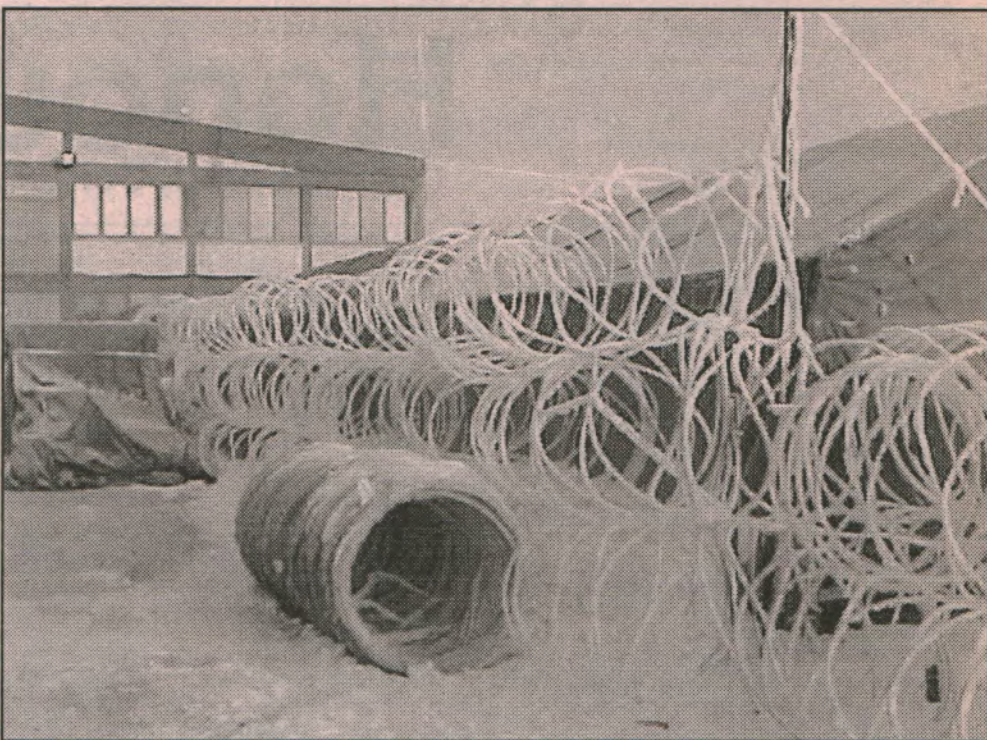
The BLU 97 is a type of canister containing 360 small explosives which spin out when falling and drop and explode as

shrapnel, he said. NATO used them against the Serbs but many are still around and posing dangers.

To protect homes and strategic positions in the war, which ended last May, all combatants laid down mines. Fortunately the KLA has revealed to NATO the locations of many minefields and eased the problem of removal.

Black labs from Norway and German shepherds from Finland are used to sniff out and locate many mines, and no serious injury to a dog has been reported, Wrathall said.

Kosovo photo of Brigade Int & main office by: MS Dennis Biden



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POSTED TO GAGETOWN?

Fredericton area Real Estate Agent

Phil MacIntyre is visiting
Winnipeg, March 22 & 23

Phil will be presenting briefs on the real estate market in the Base Gagetown area.



Presentations will be held at the
Holiday Inn West, March 22, 1800hrs

Everyone is welcome. For more information email gabriele@brunnet.net



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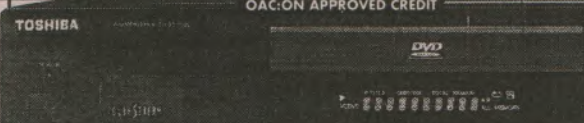
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Honours and Awards

17 WComd, Col T.F. Watt, presided at a Town Hall and Honours and Award



Capt D Laferrier, WPAFFO, receives his CD and the Nato Service Medal for service with NATO on operations in relation to the Former Yugoslavia.



Andy Oxley, Jody Peckover and Shawna Leduchowski receive the Wing Commander's Commendation on behalf of the Fitness Sport and Recreation Staff of 17 Wing. Their superb initiative ensured that the athletes and coaches from eighteen different countries had access to all available resources and facilities needed to meet training needs. That, and their amicable and cooperative attitude was instrumental in creating the "Ultimate Village Experience" for all participants.



MCpl Ezekiel of Wing Supply receives the Joint Force Commander's Commendation for his outstanding performance and dedication during Op Mandolin, the Canadian Forces support to the XIII Pan American Games. His strong organizational skills ensured an efficient and cost effective Baggage Handling System and his tact and diplomacy handled concerns while enforcing Pan Am Games Guidelines.



Maj G. Gergely, WCEO & MWO M. Nobbs, Sqn MWO accept the Commander's Commendation on behalf of the WCE for the outstanding services they provided to the Prairie Region Cadet Camp and the CFB Athletes Village during the Pan Am Games. The Airfield Engineering Flight put forth significant effort to establish alternate accommodations for the summer cadet program and all CE personnel exhibited an outstanding degree of cooperation, willingness and enthusiasm in preparing and maintaining the Village, rectifying unserviceabilities promptly, and reacting to last minute requests for services.



MWO R. Remillard proudly accepts the Wing Commander's Commendation for his exemplary performance during the Pan American Games. He displayed outstanding leadership and organizational skills during the planning, operational and decommissioning phases of the Village. As a result of his fine efforts, numerous athletes and coaches freely stated that this was the best village they had lived in during any Games.



Mr R. Sukhan and Cpl Germann, on behalf of the Wing Supply Squadron receive the Wing Commander's Commendation for outstanding services provided during the Pan American Games. Commencing two years prior to the Games, the Sqn reorganized the warehouse and designed an automated inventory distribution system and trained Pan Am personnel. During the games, more than 75% of the Sqn were involved in the management and supervision of volunteers at twelve different venues. Through all of this they continued to provide essential support to 17 Wing, its lodger units and various community activities.

s Presentation Part 1 -

ards Ceremony held in the Wing Theatre on 14 Dec 99. BRAVO ZULU to all.



Linda Woodward and Mike MacNeil accept, on behalf of the Wing's Housekeeping Staff, the Wing Commander's Commendation for truly exceptional service provided to the CFB Athletes Village during the Pan American Games. Their close and continuous interaction with the athletes and mission staff required a maximum display of tact, diplomacy, patience, cooperation and understanding. These traits were exhibited in a willing and unhesitating manner.



MWO G. Toneff, on behalf of the entire Wing Food Services Squadron proudly accepts the Wing Commander's Commendation for outstanding services provided to the CFB Athletes Village during the Pan American Games. The squadron provided continuous daily service to over 1500 athletes, delegation staff and volunteers, while still meeting the normal requirements of 17 Wing personnel. MWO G. Toneff was also presented his CRFA Food Services Manager Certification. This diploma signifies the standard for manager certification within the food services industry, only achieved by a few selected individuals each year.



On behalf of the entire WTISS staff, MWO F. Arsenault accepts the Wing Commander's Commendation for superb efforts throughout the commissioning, operational and decommissioning phases of the CFB Athletes Village established during the Pan American Games. The Sqn displayed an unprecedented degree of cooperation in working with Manitoba Telecom Services personnel and members of the Pan American Games Society ensuring that effective telephone and computer capability was available within the village.



Cpl L.M. Moore of 1 Air Mov Sqn receives the Nato Service Medal for service with NATO on operations in relation to the Former Yugoslavia.



Sgt J. Murphy receives the Wing Commander's Commendation for outstanding support that she has provided to 17 Wing. As the supervisor in charge of the Officer's Mess Kitchen, she has utilized her superb culinary and leadership skills to consistently provide an appealing and appetizing variety of meals and refreshments for normal and special occasions. During the Pan American Games she received numerous accolades for the quality of food and the exceptional cooperation exhibited by herself and her staff.



Maj R Boucher, CO 1 Air Mov Sqn and CWO G. Chasles, SCWO proudly accept the Joint Force Commander's Commendation for the Sqn's outstanding support provided to the Op Mandolin Helicopter Detachment during the XIII Pan American Games. The Sqn provided excellent accommodations and support and their remarkable generosity and cooperation facilitated the mission of the detachment and contributed to the overall success of the operation.

MFRC ANNOUNCEMENTS

MILITARY FAMILY RESOURCE CENTRE, 350 Doncaster Street, Winnipeg MB, R3N 1W8 489-7003

Thank you to everyone who attended last month's Theme Luncheon.

\$252 WAS DONATED TO THE MFRC!

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**MARCH 24, 1130 - 1300 HRS
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Cost \$8.00 with \$1.50 going to support MFRC programs and services

Hope to see you there!

For more information please call 489-7003

COMMUNITY REC/MFRC



SPRING

BREAK EVENTS

Sun 26 Mar 00 **MOOSE HOCKEY GAME**

*1600 hrs Winnipeg Arena (vs. Kansas City)

\$10 per person with Rec Card

\$12 per person without Rec Card

Tickets at Community Centre or MFRC (*Game Time Changed)

Mon 27 Mar 00 & Fri 31 Mar 00

GLOW BOWLING AT ACADEMY LANES

1300-1500 hrs (we have the entire building)

FREE with 17 Wing Rec Card/Must Register with MFRC

Tue 28 Mar 00 & Thu 30- Mar 00

FAMILY SKATE AT HIGHLANDER ARENA

1200-1400 hrs (1871 Ellice Ave)

FREE with 17 Wing Rec Card/No Registration Required

Wed 29 Mar 00 **MINI PUTT AT THE GOLF DOME**

1330-1500 Hrs (Max 40 people)

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Location is the NEW MFRC Daycare on Whytewold

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HELP!

The New Comer Visitor Program at the MFRC urgently requires new volunteers to help with this year's posting season. Volunteers are required to help assemble welcome packages at the centre. Volunteers are also needed to make friendly visits to new families moving to Winnipeg.

Training and mileage reimbursement is provided.

If you would like more information on this very rewarding volunteer program or any other positions that the MFRC has to offer, please call Céline at 489-7003.

YOUTH PROGRAMS

Coordinator Diane Brine, 488-8563

DROP-IN PROGRAM ON THE NORTH SIDE

Starting Wednesday, March 1, Youth Services will be offering a drop-in program at the MFRC Childcare Centre.

This is open to all children in elementary school (at least in Grade 1).

The Club has games, crafts and even homework help. If is a great place to meet friends, old and new.

The hours of the Drop-in are Wednesdays 6:00 - 8:30 p.m.

Drop-in programs at the Youth Centre require membership.

Cost is \$15 per year for military families and \$25 for non-military families or
you can opt to pay a drop-in fee of .50 per visit.

BABYSITTERS' COURSE

This course offers basic instruction in first aid, fire safety and child care.

It includes an evening of hands on activities for participants to share with your children.

Tuesdays and Thursdays - April 4, 6, 11, 13 and 18

5:45 to 8:00 p.m.

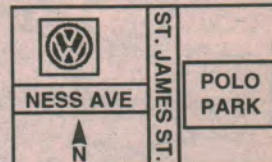
\$8.00 per participant. Location to be determined.

Please register at 350 Doncaster by March 24th.

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Part Four...The Real Estate Column

Selling your home

By David Weir BA, CD

As mentioned in the first three parts of this series, your home is normally the largest investment you will ever sell. Therefore, it makes sense to seek out information to assist you in selling your residence.

Everything you and your Realtor have done to this point has been to obtain an offer on your home. All of the advertising, open houses, house cleaning, sprucing up, etc. have finally paid off, or have they? Getting an offer on your property only starts the ball rolling. There are usually many more hurdles to be cleared before you can start packing your belongings.

Unless the offer you receive is unconditional and perfect in every way, there are usually some negotiations yet to be completed and some conditions that will have to be waived. More on this later. When the offer is received, regardless of the amount of money and conditions offered, it must be presented to you. The offer is normally written on a form called a Purchase and Sale Agreement (PSA). The information preprinted on the forms is normally written by lawyers and

as such contain a myriad of fine print that pertains to all offers. While you should certainly read and understand all of the fine print, I will discuss only the offer specific information. The Realtor working with the buyer normally completes the offer specific information, such as the property address.

Offer specific information you should be aware of includes:

Price — this is the first thing you will probably look at. Keep in mind that the initial offer may not be the highest offer the buyer is willing to eventually submit. However, if you reject the submission, or decide to counter offer, the buyer would be free to put an offer in elsewhere. Don't base your decision on price alone - what does the rest of the offer look like?

Conditions — these are clauses that prevent the offer from being a legal contract. Not until these conditions are waived is your home officially sold. For example, if the buyer's offer is for full list price, but is conditional on the sale of his/her home and obtaining suitable financing - you may not have much of an offer. Why? Perhaps the buyer has an

overpriced, poorly located, run down home to sell. Furthermore, the buyer's interpretation of suitable financing may be much different than yours. Perhaps the buyer wants a mortgage for 100% of the purchase price, at an interest rate of prime minus 1%! In this case you may be well advised to take an offer of less money, but one that may eventually come to a successful conclusion. Be very aware of the conditions placed on an offer and get your Realtor's input as to the strength of the offer given the conditions attached.

Deposit — this is usually given to the listing broker by the potential buyer to show they are serious about their offer. The deposit is held in trust and applied to the purchase price at the time of closing. Closing means the day when the key and money normally change hands. The amount of the deposit depends on the custom for your area, and whether it is a buyer's or seller's market. The deposit could range from \$500 to 10% of the purchase price. The purchaser normally gets his/her deposit back if an honest attempt has been made to lift the conditions but they were not successful in doing so. For example, although their house was listed on the MLS system, they were unable to sell their home so as to buy

yours.

Possession Date — after price this is usually the item that requires the most negotiation on the PSA. The date the home changes hands has many ramifications for the buyer and the seller. For example, there may be children who need to complete school prior to moving or perhaps the seller has to wait until they can get into their next home. Regardless, any date that is not satisfactory to both parties will ultimately cause aggravation and possibly cost one party money. Quite often one party has to find interim lodgings while they wait for their new home to become available. Hence, the added cost of interim accommodation and the aggravation of moving twice! The party compromising on the possession date may want compensation through a change on the final purchase price of the property.

Irrevocable Period — like any contract the offer, or subsequent counter offer, can't be left on the table indefinitely. Therefore, there is a deadline attached to all offers. You must respond within the timeframe noted otherwise the offer is null and void. In a seller's market, and when buyers are only in town for a short period of time, the deadlines are often very short. Hence, you may want to ensure your Realtor knows how

to get hold of you at work or if you go out of town. Thank heavens for the fax machine!

Fixtures and Chattels — fixtures are normally permanently attached items such as wall-to-wall carpeting. Chattels are items that can be moved such as washers and dryers. Problems with these items don't normally appear until the buyer moves into the home. It is then that he/she discovers something that they thought was staying with the home has gone missing. For example, a specific light fixture or window covering. The Listing Agreement and Purchase and Sale Agreement should clearly delineate all items that may come into question. When in doubt put it in writing! Moreover, if you are going to replace an item when you move, (ie your antique dining room light fixture) do it at the time of listing - then it will never become part of the negotiations.

While the points noted above are important, they are certainly not all of the components of a PSA and offer. Given the variety and complexity of offers, buyers, sellers and homes - it is impossible to cover all of the scenarios. Suffice it to say, your real estate professional is the one that can guide you through the maze of jargon and potential pitfalls. This assistance should minimize the stress during the offer process and ensure conditional offers are dealt with properly.

For more information you may visit www.quinterealty.com



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**See you on Thursday, March 30 at
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17 Wing Ball Hockey Try-Outs

22 - 23 March

Bldg 21
(1CAD Gym)

**22 March: 1500-1700
23 March: 1600-1800**



Some drills, but mostly playing.
We have several positions available
on the team. All players will be
evaluated and notified of decision.

**We encourage everyone to
come out**

**For more information,
contact Chris Merrithew at 5511**

Marriage Preparation Course (MPC 2000)

The 17 Wing Chaplains along with various helping organizations on base are offering a Marriage Preparation Course for those intending to be married by a military chaplain or in a military chapel.

Who is invited to MPC 2000:

- Couples who are planning on marriage in a military chapel or by a chaplain.
- Couples who will be married and want to understand marriage in a military context.
- Couples who are wondering about marriage and want to understand each other better.

When is MPC 2000:

- MPC 2000 will be held May 4-6, Thursday & Friday from 1900 to 2100 and Saturday 1000 to 1600.

Where will MPC 2000 be held:

- MPC 2000 will be held at the North Side 17 Wing Community Chapel located at 2235 Silver Avenue.

Why take MPC 2000:

- "The purpose of this course is to put tools in the toolbox", says Padre Kevin Klein, the OPI for the course. "These tools will assist a couple in making their marriage the best that it can be." Topics will include: couple communication, finances, time management, kids, expectations, etc.

Cost for MCP 2000:

- \$20 per couple to cover coffee and snacks. Cheques can be made out to the Protestant Women's Guild.

Contact and Registration:

- To register, contact the 17 Wing Chaplain's office at 833-2500 ext 5087 or talk to your Chaplain. For more information call Chaplain Klein at 833-2500 ext. 5022

"Welcome to the 21st Century"

In its seventh annual concert tour of the prairies, the Sea, Army and Air Cadets will perform a variety of music at this year's presentation of "Welcome to the 21st Century".

Selections include Kenneth Alford's "Voice of the Gun's", "Hands Across the Sea" by John Philip Sousa, Duke Ellington's "It Don't Mean A Thing, If It

Ain't Got That Swing", and "Amazing Grace". The Concert's second half is a demonstration of military pageantry and ceremony.

Concert starts at 8 p.m. at the Centennial Concert Hall, Sunday, April 2, 2000.

Tickets are \$11 and are available at Ticket Master of any local Cadet Unit.

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2:00-5:00pm Amateur Half Pipe
5:00pm Courtyard Party (Saturday only)



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Flying Tigers bound for Provincials

Submitted by
Esther MacKinlay
Assistant Coach

On February 6th, a group of 14 ambitious members of the Flying Tiger Swim Team and coaches Todd Martin and Esther MacKinlay, ventured to Brandon for the Brandon Bluefins Program 1 swim meet. The meet was a great success, as many of the Flying Tigers swam personal best times, and managed to qualify for the "A" and "B" provincials.

Brian Hunter, Audrey Rivest, and brothers Casey and Oliver Gergely managed some strong finishes, and came home with "A" times. Adam Gartry took coach Todd's advice to heart, and was definitely looking like a bullet as

he flew off the blocks and pulled away from the other competitors in his heat, clinching an "A" time in this exciting 50 freestyle event.

Posting new "B" times were siblings Kairo and Niall Martin, Martine Theoret, and the female Flying Tiger of the month for January 2000, Kathleen Rivest. After only two months with the team, James Verreault, the male swimmer of the month for January 2000, pulled off an awesome 50 freestyle, allowing him to join the team at the B provincial meet to be held in Portage later this month.

Lisa Hunter, Daniel Attallah-Tom, Bronwyn Green and Ben Paquet also posted some personal bests and strong swims for the

team. Ben Paquet swam a most exciting 100 breaststroke, knocking a whopping five seconds off of his previous time, while showing that he will be a force to be reckoned with in the 11-12 age group.

On the ugly side, there were few complaints, despite the meet lasting over seven hours in a hot pool. The swimmers fought off dehydration, and all seemed to have a great time, displaying a keen sense of team spirit and support for other team members. Months of hard work under the guidance of head coach Palmer at the Lipsett pool, seem to be paying off as the team now gears up for the short course provincials, as well as the long course season.

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Applications accepted until: 17 March 2000, 1500 hrs. Applications will be screened. Applicants will only be contacted if their application is retained for further consideration. All employment subject to reliability & screening requirements. Applications may be picked up at Bldg 90, Room 211.

Submit application to: Cheryl Patterson, Non Public Fund Human Resources Clerk, 680 Whytefold Rd, Rm 211, 17 Wing Winnipeg. Phone 833-2500 ext 5580, fax 833-2671 or email patterson.cheryl@cfpsa.com

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