

The Little Bow Reporter

Board Directors

Dale Hildebrand
Kelly Warrack
Dwayne Grant
Darrol Lucas
Lyle Rosenau
Dave Connelly
Jon Hodal
Warren Lyckman

Board Executive

President	Dale Hildebrand	244-1542
Vice President	Lyle Rosenau	317-7244
Secretary	Dwayne Grant	286-3922
Treasurer	Kelly Warrack	720-3990
Property Manager	Warren Lyckman	329-3777

The Little Bow Reporter is a publication for the Owners Condominium Plan Number 9311680, located at Little Bow Resort.

The intent of this publication is to inform the condominium owners of issues and concerns that relate to our community development as well as the county.

The publication will be circulated by e-mail in the spring and fall. Submissions are welcome and should be submitted to the editor before Mar. 15th and September 15th. At this time, advertising is not available.

Articles should be emailed to the following address:

dcgrant@istar.ca

The Little Bow Reporter June, 2006
Volume 6, Number 1

President's Message

Summer Time, Summer Time! Keeping with the format I've used in the past the following is an update on some initiatives the Board is working on:

By-Laws – The Board has received draft revised by-laws from Ms. Heather Bonnycastle, a lawyer who specializes in condominiums. The Board is reviewing the draft by-laws and we plan to mail out for your review and approval in the next month or so.

Boat Sheds – The new By-Laws contain provisions to have the current arrangements in place between the developer and the Boat Shed Owners retained once the Boat Sheds are transferred from the developer to the Condominium Corporation. The Board has also signed an agreement with the developer to allow for the development of an additional 80 boat sheds. You should have received a letter from the developer asking if you are interested in acquiring a boat shed.

Water Use – The Board is implementing a program for the installation of residential water meters. Please see the article below for more information.

County Liaison – We continue to work with the County to ensure that road grading is completed on a timely basis and to obtain representation on the Lomond Recreation Board.

Off-Road Vehicles – The number of complaints the Board receives with respect to off-road vehicles has prompted the Board to set out the conditions required for Owners to have off-road vehicles stored at the resort. The current by-laws state that off-road vehicles are not allowed without prior Board approval (by-law 37.2 (z)). The Board will make it clear what conditions are required for off-road vehicles to be brought onto the Resort.

The Board continues to receive a large number of complaints against Owners and guests who fails to comply with By-Laws. While the Board believes that all By-Laws need to upheld, some latitude has been exercised in the past. As the Resort continues to grow and the number of By-Law infractions increase, the Board may need to take a much harder line on enforcing the By-Laws. Please see the article below for more information.

Please feel free to contact me should you have any questions or concerns (403-244-1542) or stop by #77.

**Kind regards, Dale Hildebrand, Unit 77
President, Condominium Corporation**

Editor's Message

This year is an exciting and busy year for the Board. With the return of the previous Board members to the executive Board it will be a year for the Board to conclude a large number of endeavors that have been on the planning stage over the past two years and are now nearing the point of "implementation". A number of these issues have been addressed and were generally outlined in the Presidents and Property Managers reports and the articles in this newsletter.

With the continuing growth and building commitments this year, there are a considerable number of areas of concern that will have to be addressed and the development of new ways to make improvements in the operation and development of the community in an "efficient" and "cost effective manner".

The owners of Little Bow have entrusted the Board members to address the issues and concerns of the development. In doing so the Board continues to maintain a dedicated Liaison with the County of Vulcan on issues of service and obtaining value / evidence of our tax dollars at work and a dedicated liaison team with the Caretaker to maintain a quality well maintained and operated resort. The Board continues to maintain production relations and dialog with the Developer.

This year the AGM brought out some of the issues with the County Representatives who attended and addressed the forum at the meeting. It would have been more advantageous if more Resort Owners would have attended the AGM to converse in the discussions. That being said, a message was received by the County as to our concerns and vice a versa, I am of the opinion that the Owners became more enlightened as to the workings of and challenges faced by the County Of Vulcan.

Enjoy the summer as it sounds like it's to be a hot one this year. Finally!!!

Dwayne (Unit 156)

Food for thought...

Why do you press harder on a remote control when you know the battery is dead?

Doesn't "expecting the unexpected" make the unexpected expected?

If love is blind, why is lingerie so popular?

Why isn't phonetics spelled the way it sounds?

TOMORROW: The greatest labor saving device of today.

MANAGER ' S REPORT

It's that great time of year again when the grass is green, the sun is shining and the final round of the Stanley Cup Playoffs is upon us. I hope everyone had a good winter and is ready to enjoy life at the lake this summer. Just a few notes of interest and reminders that we hope everyone will keep in mind to help stay safe and have an enjoyable summer.

- Please observe the fire ban when in force. When the fire ban is on no open fires including fire pits are allowed. You can continue to use your barbecue appliances. There will be a new fire ban sign in place at the top of the hill as you enter the resort.
- We would ask everyone to please observe the speed limits. Children and adults alike are focused on having a good time and may not necessarily be paying attention or watching out for traffic. Combined with the sometimes dusty road conditions and you have a recipe for tragedy. Please drive carefully and observe the speed limits.
- Stay tuned for further information on ATV's, however for now suffice it to say that we receive more complaints about ATV's than anything else. ATV's operated by residents and guests are chewing up the natural grass of the resort and a lot of areas are going to be nothing but dust. Please don't turn your kids loose at the resort with ATV's, go-carts or other motorized recreational vehicles. Again similar to the point above it is only a matter of time until we have a tragedy at the resort with an ATV.
- Please keep your dogs leashed.
- Anyone who is currently in process of building their cabins we ask that you ensure that your contractors do not drive on the lakefront or other common areas, please keep your construction sites clean and free of debris. Please ask your contractors not to park on the roadways so as to obstruct traffic.
- The resort has been cutting the grass on vacant lots and will continue to do so. However, if you have a Motor Home or trailer on your lot or are in the process of building you are responsible for keeping the grass and weeds cut.
- We are planning to activate the street lighting in Phase IV for July 1st.
- Be a good neighbor. Enjoy the resort and have a good time but try not to do it at the expense of your neighboring home-owners peace and enjoyment.

Warren Lyckman
Braemore Management Ltd.

By-Laws

The complaints received by the Board and the manager each year tend to be related to non-compliance with a few of the By-Laws. The Board is currently in the process of updating the By-Laws and proceeding with a mandate of stricter enforcement of those By-laws.

The “Revised Version” of the amended BY-Laws will be available shortly for the Unit Owners to review and provide their comments. If you would like to receive a copy of this document via email please email Warren Lyckman at braemore@telusplanet.net to obtain your copy. All comments should be sent by email to Warren at the email address previously noted.

The most common complaints relate to:

Off-Road Vehicles: By-Law 37.3 (z) states that snowmobiles, motorcycles and off-highway or all terrain vehicles (ATVs, golf carts, dune buggies, etc.) are not allowed in the Resort.

Operating these off-road vehicles on public roads (yes, all roads within the Resort are public roads) is illegal (you could be fined by the RCMP or the County By-Law Officers). The Board has not (and can not) condone the use of these vehicles at the Resort. Owners and guests who operate these vehicles do so at their own risk.

The Board has prepared a list of requirements Owners must comply with, in writing, to have off-road vehicles stored at the resort. The requirements list will be mailed out Owners later this summer.

The operation of off-road vehicles is not allowed on any of the Resort’s common property, including the areas to the east of the Boat Sheds and Storage Yard.

Speeding: By-Law 37.2 (v) states that automobiles and other vehicles can not be operated at speed in excess of 25 km/h within the Resort, except as otherwise posted (speed is 40 km/h on the road into the Resort).

Many speeding complaints are for vehicles operated by contractors and guests. Owners are responsible to ensure that their contractors and guests also adhere to the By-Laws. The Board has asked the RCMP and the County By-Law Enforcement Officers to help enforce the speed limits within the Resort.

Dogs off leach: By-Law 37.2 (f) states that animals are not allowed, except for one dog or one cat, which must be leashed and accompanied when ever outside the cottage. The Board has designated off-leach areas to the east of the housing development to allow Owners to exercise their pets.

Sheds and decks: By-Law 37.2 (g) states that any structure (including storage sheds), fences and decks must be approved by the Board and comply with the development controls (as outlined in By-Law 37.5).

If you want to add any structure, please seek Board approval before you start (contact any Board member or Warren). The Board has been very strict with the development controls and has forced Owners to remove structures that do not comply with the By-Laws.

The Board has also implemented a requirement to approve landscaping plans to ensure landscaping complies with the development controls. Please sketch out your landscaping plan and review with the Board before you start your landscaping project.

Recreation Vehicles: By-Law 37.2 (a) allows Owners to park one (1) recreation vehicle on their lot for four years from the date the lot was originally sold by the developer. After the four-year period, all recreation vehicles must be parked in a boat shed, in the storage compound or at the campground.

Garbage: By-Law 37.2 (o) states that household refuse and garbage is to be disposed of in a manner prescribe by the Board. The following rules apply:

1. All combustible construction waste is to be disposed of in the construction pit at the east edge of the Resort. Household waste, appliances, etc. are not allowed at the Resort.
2. Household waste and non-combustible construction materials (including empty paint cans, caulking tubes, etc.) are to be placed in the green bins beside the storage yard. All materials must be placed in bags or boxes to prevent spillage from the green bins. Cardboard boxes are to be “crushed down”.
3. Any other large items, including appliance, furniture, etc. are to be transported to one of the Vulcan County Waste Transfer Stations:

Vulcan District Waste Commission
Transfer Stations
Hours of Operation

	Champion/ Carmangay	Lomond	Milo	Mossleigh	Vulcan
Monday		9am - 12pm			1pm - 5pm
Tuesday	5pm - 8pm		1pm - 4pm		
Wednesday	8am - 12pm			1pm - 4pm	5pm - 8pm
Thursday		1pm - 4pm	9am - 12pm		
Friday				9am - 12pm	
Saturday	1pm - 5pm		9am - 12pm	1pm - 4pm	8am - 2pm

One of the biggest concerns the Board has is with the dumping of non-combustible construction waste and household garbage in the construction pit. Continued abuses may lead to Alberta Environment revoking our permit for this site. Owners are asked to ensure their contractors and guests abide by the rules set out above.

Storage Yard: By-Law 37.2 (p) states that motor vehicles, boats and other items can not be stored on Common Property, except in designated areas. The Board has set aside the storage compound for the storage of items that cannot be (or are not allowed, in the case of RVs) to be stored on our lots.

The Board is finalizing a plan that will incorporate a tagging system to allow each Owner to store one item, within an set allocation of space, in the storage yard. In addition, there will be further restrictions on types of items that can be stored in the storage yard. This plan will be issued to the Owners later this summer by way of a mail out notice with expectations to have full implementation of the new requirements in effect by the end of September.

**Little Bow Resort's Annual Family Barbeque
Saturday, August 12, 2006
Phase 3 Park Next to Unit 158**

Days Events

Kids Games (Moved to Phase 3 Green Space)

10:00 a.m. to 12:00 p.m.

NEW

1:00 – 3:00 Join us at the Beach for a sandcastle contest.

Bring your mom and dad and try your hand at building a sandcastle. Prizes for best one.

6:00 Dinner (Moved to Phase 3 Green Space).

\$5.00 per person (2 and under free)

Don't forget to bring your

Family size Side Dish and Desert!

50/50 Tickets will be on sale throughout dinner

Sunset (Location will be announced at dinner)

Fireworks (Subject to Fire Bans)

Able to donate a door prize to the 50/50 draw? (Advertising Welcome)

Available to help setup or run activities?

Contact Tracy Hodal at tracyhodal@hotmail.com



RSVP BY July 31, 2006

Email: tracyhodal@hotmail.com

Phone: (403) 590-2879

Our Unit 172 Lakeside Drive

Number Of Adults Attending:

Number of Children Attending:

Roast / Hamburgers

County of Vulcan Adult Learning Representative:

The Vulcan County Adult Learning Council has requested Little Bow to provide a member of our community to become a member of their council. This would help to improve the partnerships and communication between the Adult Learning Council and the other community organizations.

The Council's mission Statement is – "Vulcan County Adult Learning Council with partner facilitates and encourages accessible lifelong learning opportunities." Through its membership the council assesses the communities' learning needs and is a valuable communication link between communities and various agencies.

The Council has 2 general meetings, and 2 Agency / Community representative planning meetings per year for all members. A Board comprised from the membership manages with the business operations holding 5 – 6 meetings per year. Board members are already in place for 2005.

If you are a resident of the Resort and would be interested in representing Little Bow Resort in this community endeavor, please contact Warren Lyckman or Dale Hildebrand for additional information.

Boat Sheds

The Board has completed an agreement with the Developer to proceed with the installation of an additional Boat Sheds comprised of an additional 80 units over the next several years.

As may be already noticed at the Resort, earth construction has already commenced. The Developer will be sending out informational packages to the Owners at the Resort to obtain an expression of interest to purchase from the current home owners and further outlining the costs and building schedules.

This will be the final phase of boat sheds to be developed at the Resort.

Tired of the condition of Highway 529??

Please feel free to express your “Road Rage” with the following individuals!

Gary Buchanan
Vulcan County Administrator
Box 180
Vulcan, Alberta T0L 2B0
Phone: 403-485-2241
Fax: 403-485-2241
Email: countyadmin@vulcancounty.ab.ca

Barry McFarland, M.L.A.
Little Bow Constituency Offices
111 Carman Street
Carmangay, Alberta T0L 0N0
Phone: 403-643-2077
Fax: 1-403-643-2024
Email : little_bow@assembly.ab.ca
Toll Free Number: 1-800-563-0917

The Honorable Ty Lund, MLA
Minister Transport
408 Legislature Building, 10800 – 97 Avenue,
Edmonton, Alberta, T5K 2B6
Phone: 1-780-427-2080
Fax: 1-780-422-2722
Email: rockymountainhouse@assembly.ab.ca

The Honorable Ralph Klein, Premier
Legislative Office
#307 Legislature Building 10800 – 97 Avenue
Edmonton, Alberta T5K 2B7
Phone: 1-780-427-2251
Fax: 1-780-427-1349
Email: premier@gov.ab.ca

The Honorable Ralph Klein, MLA Premier
Constituency Office
#128, 6707 – Elbow Drive S.W.
Calgary, Alberta T2V 0E5
Phone: 1-403-252-0346
Fax: 1-403-252-0520
Email : calgary.elbow@assembly.ab.ca

Bulletin Board

Messages, Lost and Found

The bulletin board, located at the access road way to the Caretakers house and Campground, is a good method for people to post notices and communicate with other members of the community.

The bulletin board is to facilitate community members having a central location to communicate with each other in the form of posting Notices, messages, lost and found, Wanted and/or For Sale, or any other type of information you would like to get out to the residents of our community.

To post a notice on the bulletin board, please see the Caretaker to obtain the key.

Boat Dock and Ramp

Last fall the first phase of the planned expansion of the Boat Ramp took place to facilitate multiple vehicles unloading and loading of boats.

Unfortunately, the levels that we were to have observed in September / October did not materialize as illustrated on the attached chart.

The machinery we used can only reach 20 feet beyond the shoreline. We were however able to complete 26 feet, giving us a total of 40 feet on new boat launch. Unfortunately to make the new launch a “summer long” boat launch we need a total of 55 feet. This may make boat launching in late July /early August difficult on the new ramp, but personal watercraft and other shallow draft watercraft will not have any trouble.

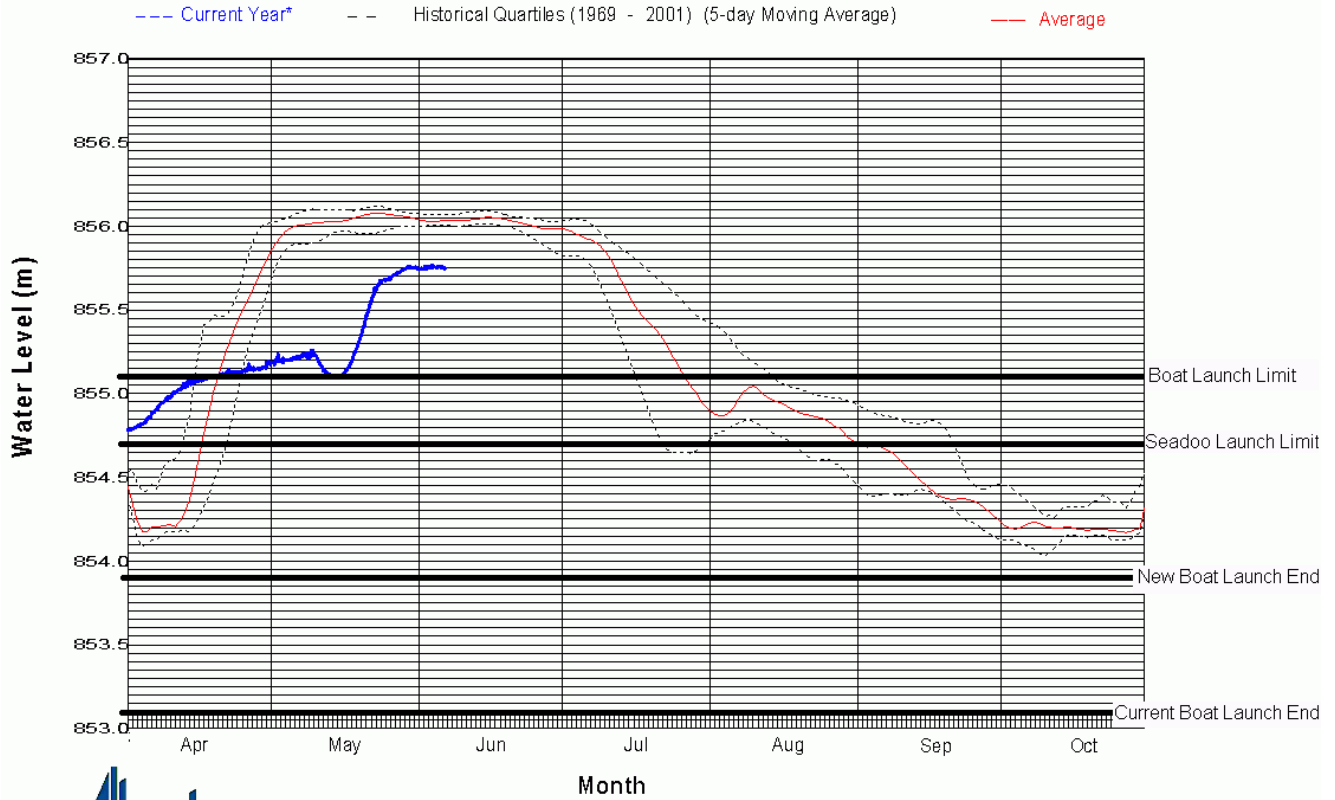
Until the renovations currently underway on the Irrigation dam & canal between Lake McGregor and Traverse and the works taking place on Lake McGregor are completed the water levels will remain abnormally high for at least the next 3 years.

Depending on the water level being maintained in the lake, it would be recommended that watercraft requiring additional depth to launch, utilize the north ramp until the extension is completed on the new ramp.

A sign will be installed indicating which ramp is recommended for shallow craft and which side should be utilized for boats.

Travers Reservoir Near Enchant

(05AC921 - RTRAVRES - 60141.1)



Evaluation and Reporting Section
 Environmental Monitoring and Evaluation Branch

* Preliminary Data Subject to Revision

06/06/2006 @ 13:08

Water Usage & Irrigation Water

At the Annual General Meeting the Board was given a mandate to proceed with water meters for the resort and provide an implementation plan over the next few months.

Over the past year the Board, with assistance from the developer and Ray, has investigated the high rates of water use during the course of the year. Based on the investigations and data collected we were astonished to see the amount of water being used regardless as to the time of the year and in comparison to what is used by some identifiable towns and cities.

Unfortunately, extrapolating current water use to when the Resort will be fully developed leads us to believe that the current water treatment plant may not have sufficient capacity. Expanding the water treatment plant and/or adding additional water storage will be capital-intensive endeavors.

Treating lake water for domestic use causes the Condominium Corporation to incur considerable expenses for electricity, chemicals and water testing. These costs are increasing and are contributing to the need for higher annual fees from Owners.

Irrigation appears to be a largest use of water. For the Phase 1, 2, and 3A parks, the Phase 1 water front and the drip irrigation lines to the trees treated water is used for irrigation. For the Phase 3B park and the Phase 3 water front irrigation (including the berm beside the boat dock parking lot) water is provided from the submersible pump that is installed each spring to the east of the Boat Dock.

The Board is investigating the capital costs required to utilize the new pump system for more of the irrigation requirements to reduce the loading on the water treatment plant. The Board is also investigating options to use the water treatment plant “back-wash” water for irrigation purposes.

Even if the above projects to reduce the amount of treated water used for irrigation are successful, the Board is still concerned that sufficient water treatment capacity concerns may still exist in the future. Despite the Board’s communications to Owner’s to reduce the amount of water used for irrigation, there are still some Owner’s who are using inappropriate amounts of treated water for irrigation on their lots.

In addition, Alberta Environment is imposing tighter controls on the water treatment plant. Our license with Alberta Environment has to be renewed in 2010 and it is unlikely that a renewal will be granted unless water meters are installed.

Based on the success other municipalities have achieved in reducing water use, the Board has determined that a residential water meter program will be implemented at the Resort. The program will have the following elements:

1. The Board will retain an installer who will supply and install water meters in all existing dwellings. The cost of the installation will be added to your 2005/2006 annual fees (due end of February 2007).
2. It will be a requirement that meters be installed in all new homes and Owners will be allowed to install their own meters, or have a specified contractor install for them. The meter and installation costs will be borne by the Owner.
3. The meters will be read remotely from outside the cottage. The meters will read annually (likely the first week of October) and each Owner will be provided with a generous annual water allotment. If the Owner uses more than their allotment, a user fee will be imposed and added to the annual fees.
4. If an Owner chooses not to install a water meter, a surcharge will be applied to the annual fees. The surcharge will be based on an assumed high annual water usage.

It is the intent of the Board to have implementation of the meter installations performed over a 2 week period by a single Contractor in September 2006. Detail of this proposed program will be outlined in the mail out expected in June / July.

Owner's can expect that the annual allotment will be based on the expectation that a reasonable amount of irrigation is required, similar to a residential user in dry climates like Lethbridge or Medicine Hat. For Owners who do not live year-round at the Resort, the annual allotment will be more than adequate with only water abusers paying an additional fee.

In other news related to the water treatment plant, The Board has been informed by the Department of the Environment that there are new regulations and requirements that are forthcoming. These new requirements will require some upgrades and modifications to our existing plant. The Board will have to address these requirements and the associated costs in our future budget planning.

Weather Site at Little Bow

We now have a weather site at Little Bow Resort. The website is www.littlebowresort.tekcities.com

The weather system currently tracks, wind speed (Gust and sustained), direction & temperature. Historical data goes back to March but is consistent and accurate from May 19 to today. Add-ons to this system are rain gauge and water temperature. As this site is currently freeware it is subject to downtime, being diverted (through pop-up and advertisements) or being removed entirely without my knowledge. Please use caution when proceeding to this site. Should this domain be shut down or diverted, the backup site is <http://members.shaw.ca/jhodal/> and will be posted about 2 weeks later with hyperlinks to the new domain.

Comments and suggestions welcome at hodalj@nerdshack.com

Have You Moved

The Resort Property Manager maintains the data base of the homeowners of the Resort. To keep the community and homeowners informed of important issues and events at the Resort it is important to maintain an up to date listing of your phone #, current address, and if applicable, you email address.

Whenever possible, newsletters, notices, etc. will be e-mailed to the Owners in lieu of the postal service.

Again it is requested that if you have changed addresses, phones #s etc, it would be appreciated if you could forward the changes by mail, fax or email to Warren Lyckman at one of the following on the following page:

Change Of Address Or Contact Statistics

Mail: Braemore Management Ltd.
#305, 220 – 3 Avenue South
Lethbridge, Alberta, T1J 0G9
Phone # 403-329-3777
Fax # 403-380-4358
Email: braemore@telusplanet.net

Name: _____

Unit #: _____

New Address: _____

New Phone #: _____

Email Address: _____