

# LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

August 1, 2007

**TO: Little Bow Resort Owners**

**FROM: Little Bow Resort - Board of Directors**

Summer is SCREAMING ALONG! The following is an update of the condo corporation's activities.

## **PROPERTY TAXES**

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Assessments were sent out in the early part of July and everyone should have received theirs by now. If your assessment has gone up considerably and it is not due to major improvements of your lot, please let us know. Taxes are due September 30, 2007.

## **SECOND BOAT LAUNCH**

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It is still unclear if we will be able to repair/replace the second boat launch this fall. The Alberta Environment project to replace and expand the spillway into Travers Reservoir has been delayed another year due to lack of funds. However they will be lowering the water in the last part of September/early October like they did last year to do some 'shoring up' in preparation of the work for next year. This may give us the window we need to get the launch installed this late fall. More info to follow in September

## **BREAKWATER**

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The Board has been looking at the option of installing a breakwater. To buy and install a 180 foot rock wall down the west side of the repaired second boat launch will cost about \$120,000 (\$474 per lot). The same amount for a 200 foot rock wall on the east side (\$474 per lot). Another upgrade option was to install a 400 foot rock wall on the north side and create a marina but that additional cost would be approximately \$260,000 (\$1,027 per lot) and was considered too expensive. There was discussion of installing 48" pipe across the north side and filling with concrete/water etc. This would be removed and re-installed each year and would be considerably cheaper. With the installation of the rock wall, we would be able to expand our dock to accommodate 47 stalls (another 28 stalls from the current system) Cost of dock expansion would be approximately \$112,000 (\$443 per lot) This project is still in the very early stages but if we as a community would like to move forward, we need to act this fall to get Alberta Environment approval, get funds together and contractors lined up for the fall of 2008 when the water will be at it's lowest (and cheapest costing). If you have any comments or thoughts on this, please email [jon.hodal@huskyenergy.ca](mailto:jon.hodal@huskyenergy.ca). We hope to put together a survey on this subject in the fall.

## **FIRE BANS**

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The fire ban at Little Bow Resort was turned on July 19 and the county of Vulcan issued their fire ban notice the following week. This is the first time since 2005 that Little Bow Resort has had a fire ban. This can be viewed from the link on our website as well and the very large sign at the entrance of the Resort. Please take the time to view the website or make a note of the sign(s) at the entrance. The "I didn't know" will still result in a fine from the Board and could result in a fine from the county (which is a minimum \$500 fine plus \$400 per hour for the fire department to put out the fire or confirm fire has been put out) and it simply is not good common sense.

## LIGNOSULFATE (TREE SAP) ON HIGHWAY #529

I'm sure by now everyone has had a chance to drive on the 'new' Highway #529. This was requested by the then minister of Infrastructure Lyle Oberg in November 2006 to make the curves and hills safer. This was a result from excessive complaints to his office. Thanks everyone who sent in emails to him, it looks like it paid off. We are looking at having this extended into the resort (covered by government) and possibly on resort roads as well (paid by us). We will most likely need 2 applications and then have this done every 2 years. More information will be provided as we get it. Expected cost is about \$60,000 (\$250/unit)

## 13<sup>TH</sup> ANNUAL BBQ

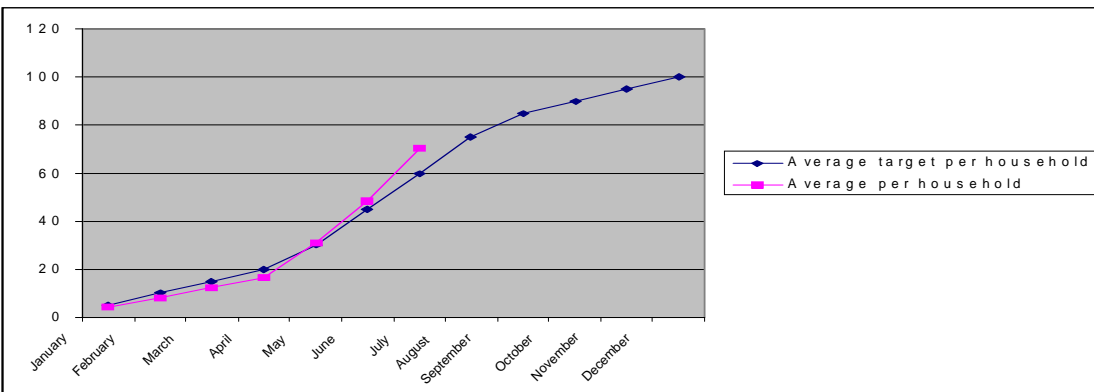
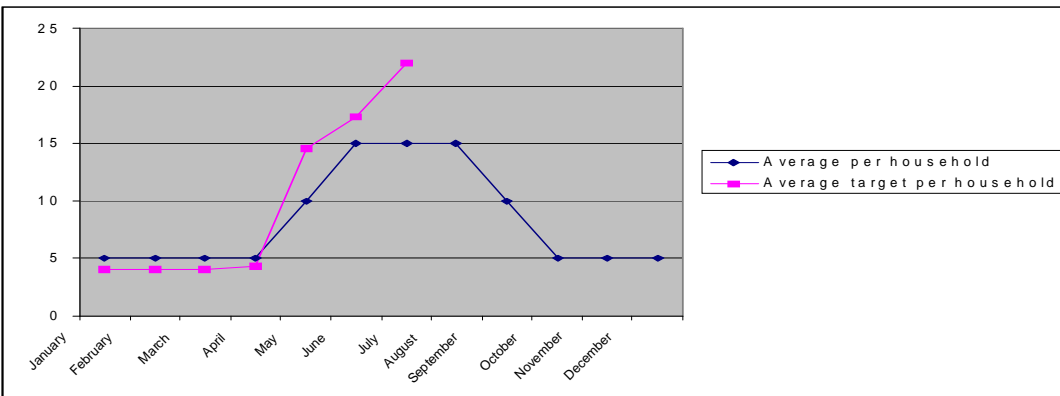
Reminder the 13<sup>th</sup> annual BBQ is fast approaching (August 11). All proceeds go to kid's games and prizes. Kid's games start at 11:00. If there is enough money left over, we are looking at a fireworks show (providing there are no fire bans) so please come by and support your community and meet your neighbours.

## WATER METER AUDIT

It was discovered 2 weekends ago that the inside meters have already been calibrated and tagged so only the outside meters need to be verified to the inside meter. To avoid scheduling conflicts and to make this exercise easier on everyone, if your inside meter matches your outside meter (Inside white numbers to outside black numbers) please let us know and we can seal your outside meter. If your meter does not match or is not rolling right (numbers in-between etc) please let us know what the inside reading is and the approximate date it was taken and it will be matched up.

## WATER METER UPDATE

On a Resort level, water consumption has risen substantially from last month to this month but we are still 25% less than last year. On an individual basis, there were 2 houses last month that used more water than the Resort average for the YEAR! Thank-you to those that have low water consumption (under 70 m<sup>3</sup> or under 150 m<sup>3</sup> for full timers for this year). There will be a reward system in place for water savers for next year.



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## **GARBAGE BINS**

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We have new garbage bins. The bins are more expensive than the old ones as discussed at the SGM. The bins are for household garbage only. The compost pile can be accessed at the east end of the campground next to the community garden - please take grass clippings there. Also please take the time to crush your boxes before placing into the new bins. The 6 bins will be dumped once per week (Thursday). The cost per year currently is \$40/unit. If all 6 bins are full each week, the cost next year will be approximately \$80/unit.

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## **TAGS IN VEHICLES AT BOAT LAUNCH**

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Reminder, volunteers will be out checking for vehicle tags this weekend, August 4, 5, & 6. With the rapidly growing Resort, parking is an extreme premium at the launch on hot long weekends. Please have your tag visible as you approach the parking lot even if you are only dropping off your watercraft and going back to your unit. The focus will be on the 'outsiders', but everyone needs to comply as we don't know who's vehicle belongs to whom. Thanks for your understanding.

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## **LOADING/UNLOADING ZONE AT THE BOAT DOCK**

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At the SGM last November we decided to dedicate the long west side of the boat dock as a loading/unloading zone. The intent is to allow people to unload their 'driver' or pick up passengers. This is a 'no tie up zone' area. Please help our dock space to be more effective.

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## **BOAT ETIQUETTE**

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After you have launched your boat, please stay clear of the launch and the dock until your 'driver' has parked and has returned to the dock. Then use the loading/unloading zone to pick up your party.

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## **VANDALISM AT THE STORAGE COMPOUND**

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Sometime 2 weeks ago, someone broke into a trailer in the storage yard. One or more of the members injured themselves, as there was a large amount of blood on the counters and on the carpet. If you know of anyone who has recently had an injury, please notify the police or a Board Member. If you have any property in the storage yard, please inspect it for damage. Also over the weekend there was a window on a vehicle in the storage yard broken and the owner has been notified.

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## **RAW WATER PUMP REPLACEMENT**

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We were unable to replace the RAW water pump in July like we had hoped due to bad weather. This has been tentatively re-scheduled for September 4 & 5 (Tuesday & Wednesday after the long weekend). More information will be provided as we get closer, but please plan on limiting water on these days.

If you have any questions or comments, please write or e-mail our manager Warren at [braemore@telusplanet.net](mailto:braemore@telusplanet.net)

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## **PRESIDENT'S MESSAGE**

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As I ride around the Resort and talk with everyone, I find that each part of the Resort has a different list of what is most important to them. I would like to hear your list. If you see me on my bike, call me over, or email me [jon.hodal@huskyenergy.ca](mailto:jon.hodal@huskyenergy.ca) and we will do what we can to make your part of the Resort more enjoyable.

Best regards.