

# LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

August 1, 2008

**TO: Little Bow Resort Owners**

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

## VILLAGE OF LITTLE BOW

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To become a Village the Resort must have 300 residents. Not permanent, not full-time, just residents. The Municipals Affairs definition of a resident is below.

Section 80(b) of the Municipal Government Act requires that there be a population of 300 or more to form a village. The Determination of Population Regulation regulates the definition of "usual residence" for the purpose of an official population count. The regulation can be viewed at the link provided here.

[http://www.municipalaffairs.alberta.ca/documents/ms/Determination\\_of\\_Population\\_Reg.pdf](http://www.municipalaffairs.alberta.ca/documents/ms/Determination_of_Population_Reg.pdf)

"Usual residence" is determined in accordance with the following rules:

- (a) a person can have only one place of usual residence;
- (b) a person's usual residence is the place where the person lives and sleeps and to which, when the person is absent from it, the person intends to return;
- (c) a student who
  - (i) is in attendance at an educational institution within or outside Alberta,
  - (ii) temporarily rents accommodation for the purpose of attending an educational institution, and
  - (iii) has family members who are usually resident in Alberta and with whom the student usually resides when not in attendance at an educational institutionis deemed to reside with those family members;
- (d) the usual residence of a person who has been in an institution, such as a correctional institution or hospital, for less than 6 months is deemed to be the person's usual place of residence before the person entered the institution.

Speaking with Municipal Affairs on multiple occasions, they have mentioned Snow Birds, University students etc. Your residence is the place you call home, the place that you want to be. If you had to choose where you WANT to be, this is where it is. If you had to sell your house in the city or the lake, which would it be? Your residence is NOT the place that you are at the most. If we all sat and thought about this, I'm sure most would agree that our 'residence' is the lake. To become a resident, the first step is to get a mailbox. The closest, easiest is Champion as you can visit it on the way down from Calgary. Lethbridge people may want to consider Lomond as their mailbox. More info on mailboxes below. Once you have a mailbox you can go to any vehicle registry in Alberta and change your address for \$14 to the P.O. Box. Now, you live at the lake. You may also need to file your taxes from the lake but that is still being confirmed. If you would like more information, please feel free to contact me (Jon). Tracy and I have 'moved' to the lake last week as well as our 2 children. I am not asking anyone to move to the lake yet as I am still working on some road blocks.

## MAILBOXES

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To become a resident you need to have a mailbox. Mailboxes are free from Champion. I don't know about Lomond or Vulcan. If the Resort gets 30 mailboxes we can get delivery to the Resort (Mailbox bank in the Resort) The hours in Champion are Monday to Friday 8:30-5:00. I encourage everyone to stop into any of the nearby towns and request a mailbox regardless of whether they have chosen to 'move' to the lake. The current wait time is 5-6 months but some have gotten them in as little as 3 months. You can 'move' to the lake

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with a general delivery mailbox but must change your drivers license again after you receive an official mailbox.

## **TAX NOTICES & LETTERS**

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Everyone should have received their tax notices by now. If you haven't you should contact the County to get another copy. On average taxes went up 25% (30% if you count the 5% reduction in education taxes that Vulcan received) The County is gauging our response to the 30% increase to decide whether to levy another 10-15% next year. Even if you only received a marginal tax hike this year, I STRONGLY encourage you to write a letter as taxes will rise drastically again next year and you may be faced with a larger increase to 'catch up' to the rest of the Resort.

A common mistake is Highway #529 is not maintained by the County but by the Province. The County maintains the north/south and East/West roads into our Resort.

The County of Vulcan and Town of Vulcan are 2 different bodies of Government and are not connected. Our Resort and Lake McGregor as really the only 'residential' properties under the County of Vulcan which gives them the freedom to charge us what they do.

## **THE NEW DOCK IS INSTALLED!**

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Most of you know that the new dock has been installed. When it was first installed it was setup as a T. This was to test the effects of how the dock would hold up to cross winds. Most felt the dock held up well. The dock was then moved to an I. As expected the dock is not as strong with cross winds. Next year the dock will change to a backwards L. This will give the dock the strength from the South/West winds as well as the North winds and be able to have a loading/unloading zone. It will also be installed a little farther West away from the second boat launch. Bumpers and cleats will be installed during the week after the long weekend and allow some boats to be tied on the West side of the dock.

## **LIGNOSULFATE ON THE COUNTY ROADS**

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The Lignosulfate is holding up well on the County roads. There has already been a layer of gravel applied to the Highway road but only some small patching on the County roads. The road is weakest when it is wet when the Lignosulfate turns back to a liquid. It is then very easy to break through the surface and create potholes. Please slow down during and after it has rained and help keep our road pothole free.

## **RECYCLING CENTER**

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We now have signs on the walls of the recycling center. Please continue to sort your recycling and place in the appropriate bins. We have seen a dramatic drop in our garbage hauling costs and are very thankful to everyone for using the recycling center.

## **WATER METERS**

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Water meters were read end of June. We are 6% higher than we were last year. The most logical explanation is we are drier (hard to believe but true) than we were last year and owners are simply watering more. Also interesting to note is that some houses are using less than half the water they used last year and some are using 30% more. I can't account for the increase but the decreased could be explained by fewer visits to the lake. The Resort is quieter than in past years and most likely is the result of increased costs (fuel, taxes, etc)

## **LANDSCAPING ON AND OFF YOUR PROPERTY**

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Please remember that ANY landscaping done on and off your property MUST have Board approval. This is in the By-laws that we all received when we bought our property. Failure to submit a landscaping plan and get Board approval could result in whatever was placed to be removed. Unfortunately, the Board has had to enforce this by-law based on neighbour complaints.

## **5-YEAR PLAN SURVEY**

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The capital projects survey is in the final stages and I hope to release it mid next week. Watch the news page for the announcement. The userid is village (all lowercase) and the password is taxes (all lowercase) The old userid and password will still work but some though owner was their unit number and not the actual word.

## **ANNUAL BBQ COMING AUGUST 9**

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The annual BBQ will be on Saturday August 9<sup>th</sup> (Second Saturday in August). If you and your family will be able to attend, please email [tracyhodal@hotmail.com](mailto:tracyhodal@hotmail.com) with the number of people and age of children. This information is needed right away to ensure we have food for you so please reply ASAP! Please also to remember your side dishes. Questions, please email Tracy directly.

## **ATV PROPOSED BYLAW CHANGE**

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The ATV proposed by-law change has been delayed in order to de-lawyer-fey it. We felt the by-law was a little wordy and not clear to some. There will also be an option to include or not include the 'back forty'. We thank-you for your patience but as we have travelled so far with this issue, we want to make sure it is right.

## **BOAT TAGS, DOG POOP, OFF LEASH AREAS**

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The above 3 continue to be a problem at the Resort. Please display your boat tags in your vehicle while at the Boat launch. If you are using an ATV, please attach your boat tag to your ATV somehow. Please clean up after your pet when out on the Resort and remember while at the beach, this is an ON Leash area. Also note that although some disagree urinating at the boat launch/parking lot is also not allowed

## **FIRE BLIGHT**

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We have Fire Blight in the Resort. Please examine your trees closely and ensure that your trees are not infected. If they are, please cut the infected branches and dispose of properly.

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

## **PRESIDENT'S MESSAGE**

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The letter count is now over 30 but we still need 60 letters ASAP. Please send me your letter or let me know that you have sent one in. I have said to the County many times that we can't accept a 30% increase. Without a minimum 60 letters (25%), the County says they dis-agree and will prepare for another 10-15% next year. If you haven't sent in a letter, why not? You have nothing to loose and a possible 15% savings next year. If you have, ask your neighbors to. They could save you 15%. We also need this for possible separation (Village) in the future.

During your summer vacation, go into Champion and sign up for a mailbox. You will only get a general delivery mailbox but if we can get 30 houses signed up, we can request a mailbox bank at the lake. It will also get us ready for Village status. The Village idea is in the works but can't be guaranteed yet.

Remember to check the news page on the website 1-2 times per week for August & September or swing by and ask me or when I'm on my rounds.

August is here and the ground is drying up. Fire bans will most likely come soon if we don't get more rain. Use your fire pit while you can!

Remember to email questions/comments to me directly and not Braemore. [Jon.hodal@huskyenergy.ca](mailto:Jon.hodal@huskyenergy.ca)

**Don't keep it to yourself!** If you have ideas on how to make the Resort better, let me know, get involved.

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