

# LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

July 1, 2008

**TO: Little Bow Resort Owners**

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

## **THE NEW DOCK IS COMING**

---

The new dock is expected June 30. The install date is planned for July 4 (Friday, Stampede Parade Day) at 10:00AM. If you are around and would like to help, please come by. The install is expected to take about 2 hours. The second boat launch will be closed during this time. The dock will move around every couple of weeks to try it out in different positions based on the marina concept. Should it pass, owners will be asked if they would like to buy their own private slip and the funds will be used to build the marina.

## **TAX NOTICES**

---

County is late getting the taxes notices out but they ARE being mailed Wednesday June 25. Everyone should expect them just before or after the long weekend. The Board has been hitting them hard as well as our friends at Lake McGregor for some time now and the County may have cracked. They "won't be as bad as we first thought" but I don't know what that means. Please let me know the percentage your taxes have gone up so that I can have ammunition to work with.

## **LIGNOSULFATE ON THE COUNTY ROADS**

---

The Board asked the County last fall to consider Lignosulfate on the County roads in the spring, as most owners wanted to see how well the product held up over winter. Those that the Board have spoken with over the spring have been very supportive of this initiative. The Board has worked a deal with the County to have them cover about ¾ of the cost of the product on the north/south & East/West roads into our Resort. In addition both the Board and the County have worked with the Province to apply another layer of Lignosulfate on HWY #529 and cover the total distance from the pavement to the Resort. As the vehicle counts are still too low, the road is not on the 3-year Province plan. However as our roads are increasing in traffic, the Board has requested another car count this summer. The Board will let everyone know when this is (if they tell us) so that we can bring the car counts up. Last I heard the Province wanted 1,000 cars per day. In addition we continue to work with the Province & County to continue East on HWY #529 to HWY #845 for the Lethbridge area residents. No success yet but I continue to try.

## **GARBAGE**

---

Unfortunately, some people continue to not think about what they are throwing out and the Resort continues to have to pay for this stupidity. Paint has once again been found in the garbage bins. The last time this happened, the paint cans opened and spilled all over the truck. This resulted in a cost to the company. We could potentially lose our dumping contract if this continues. I assume everyone doesn't want to have to haul their own waste out of the Resort every weekend. Please think about what you're dumping. Once again, the garbage bins are for household waste ONLY!

## **ECO GRASS**

---

No further testing has been done at this time. The Board is still in the process of arranging a series of small tests throughout the Resort to see how the grass behaves in all areas of the Resort. If you see areas marked off, please do not walk in these areas.

## **WATER METERS**

---

Water meters will be read this weekend and a mid year report will be issued in the next newsletter. If you have an inside meter, please email the reading to Jon Hodal.

## **5-YEAR PLAN**

---

Thanks for all the great responses on what you would like to see. I will be out this weekend running around as usual talking with owners. Please feel free to let me know if you haven't already about what you would like to see in our Resort over the next 5 years.

## **BOAT LAUNCH PREP AND LAUNCH**

---

As we are now into peak boat season, we felt it was time for another reminder on boat launching. Please make sure you are ready to go while in line to launch your boat/watercraft. If you are not confident in launching your vessel, please ask the person behind you for help. It is a great way to make a friend and avoids making an enemy if you are taking too long.

## **ATV PROPOSED BYLAW CHANGE (REPEAT FROM LAST MONTH)**

---

As mentioned at the AGM, a proposal for ATV's that the Board believes satisfies both for and against having ATV's in our Resort. A mail out proxy will be coming out in the summer with the proposed by-law change. Please fill out and mail back to Braemore Management.

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**

---

The County is starting to understand that we (The Resort) are not going away. Together with Lake McGregor we have been speaking with the County regularly. There may be light at the end of the tunnel. I'm listening closely for the sound of the whistle from the oncoming train.

I'm very excited about the dock. Hope you can make it for the July 4<sup>th</sup> install.

The 5-year plan is on top of the list. Let's get proactive rather than re-active and think about where we're going. The 5-year plan is first on the list when speaking with County about our Resorts concerns. Then it's roads, taxes, roads, taxes, roads, you get the idea.

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