

# LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

August 15, 2009

**TO: Little Bow Resort Owners**

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

## TAX RELIEF

Some of you may have seen the notice posted on the website a couple of weeks ago. After 1.5 years of the Little Bow Board and other groups in constant dialog, the County of Vulcan has awarded 1,969 residents (out of 14,000) of the County of Vulcan a one-time tax grant. The average relief is 20% for these 1,969 residents. Some owners will receive 10% and I am happy to report that owners of Little Bow will receive **29.64%**! For most owners of Little Bow, this will mean a tax bill that was lower than 2007. This is a **ONE TIME** only grant and should not be expected next year. We will continue our journey into getting a separate mill rate for our Resort as well as McGregor and try and keep the taxes low again next year.

I (Jon) would like to thank all owners for the support in sending in letters and updates to your tax bill. The County is listening to us and I would encourage owners to be more positive towards County as we continue to strengthen the relationship. I am confident that we will receive a similar amount next year.

Below is the formula on how to calculate your rebate.

## CALCULATING YOUR REVISED 2009 TAX BILL

To calculate your tax bill, look at the total assessed value of your property (point 1 on the next page) and multiply by **.005727**. In the example below the new amount is \$1,562.79. \$658.45 below the previous \$2,221.24. To calculate your total tax bill, simply subtract total amount in this example of \$3,102.64 by the one-time grant of \$658.45 making the amount to be paid \$2,444.19 for 2009. This calculation should be accurate within a couple of dollars. **However, owners are asked to call the County office at 403-485-2241 or email Nancy Humphrey [humphreyn@vulcancounty.ab.ca](mailto:humphreyn@vulcancounty.ab.ca) for official confirmation before paying their taxes.** As the County will be very busy speaking with other tax payers, owners should expect a delay in receiving confirmation. If you have paid your taxes for 2009, a cheque will be issued in October for the overpayment.

ASSESSMENT & TAX NOTICE FOR THE YEAR 2009				TAX NUMBER	
BOX 180 VULCAN AB T0L 2B0 PHONE: 403-485-2241 FAX: 403-485-2920				NO PENALTY IF PAID ON OR BEFORE 2009/9/30	
LEGAL DESCRIPTION Pt of Sec / Sec / Twp / Rge / Mer Plan Name / Plan No. / Blk / Lot(s)				[REDACTED]	
ASSESSMENT	LAND	IMPROVEMENTS	OTHER	TOTAL	
RES-REC @ MV	75,000	197,880		272,880	
<b>TOTAL ASSESSMENT:</b>					
MUNICIPAL SERVICES	TAX RATE	TAXES DUE	EDUCATION TAXES	TAX RATE	TAXES DUE
MUNICIPAL - RESIDENTIAL	0.00814	2,221.24	ASFF-RES/FARM	0.00255	695.84
SENIOR FOUNDATION	0.00011	30.02			
SOLID WASTE	0.00032	87.32			
FIRE	0.00013	35.47			
RECREATION	0.00012	32.75			
Total taxes including penalty after due date					
Oct 1-31		3,195.72	MUNICIPAL		2,406.80
Nov 1-30		3,288.80	EDUCATION		695.84
Dec 1-31		3,381.88	ARREARS		0.00
Jan 1 Arrears		3,787.70			
DATE MAILED 2009/6/30				<b>TOTAL DUE</b>	<b>3,102.64</b>
Assessment Complaint July 30, 2009				JOINT	
COPY OF TAX NOTICE				[REDACTED]	

## **TAXES – DID YOU GET THE FULL 29.64%???**

---

I have been assured that Little Bow Owners received a blanket 29.64% but I would like to hear from you after County has given your 'official' number. Did you get the full amount? Are you're taxes lower than they were in 2007? Email me [jon.hodal@huskyenergy.ca](mailto:jon.hodal@huskyenergy.ca) The journey is not over as we need to continue to work to receive a discount next year or revised tax roll. These conversations will happen in September/October and more information will come towards Christmas.

## **WATER METER / WATER USAGE UPDATE**

---

Water meters were read on August 12. Our house usage has risen 14% from last year. This is a disappointing result because owner irrigation usage should be much lower this year than for previous years. Most owners are the same or slightly higher. There are about 30 owners that have increased their usage by about 8% and 14 owners that have increased their usage 18%. Owners are reminded that the Resort is on a quota set by Alberta Environment and we risk losing our water license if we exceed this quota. Unit Owners are also reminded that there is a stepped water usage fee that was implemented last year. Amounts over 100 cubic meters will result in progressively higher rates on a per cubic meter basis. There will be no change to the water meter policy for 2009 as a result of irrigation reductions on common property but the policy may need to be revised for 2010 if the Resort usage does not drop. The 12 highest owners will be sent an email directly of their current water usage to try and encourage reductions. The Board does not wish to further penalize owners for excessive water usage so we again remind all unit owners to minimize water usage whenever possible.

## **TREE PLANTING ON SHORELINE LEASE LANDS**

---

Many unit owners might not have been made aware that the lands along the lakeside from the berm to the water's edge are actually not owned by the Resort and it is not our common property. Instead, this land is owned by the Alberta Government and administered by Alberta Environmental Protection. These lands include our beaches, boat launches and boat launch parking areas. Our Resort has a 25 year lease that allows unit owners and their guests to use these lands only for recreational purposes. This lease expires in 10 years and we do not have a right of renewal.

This Shoreline Lease contains certain important provisions. The first is that we are not able to "clear the land of trees, disturb the surface of the land, nor construct any improvements thereon without the written consent of the Lessor [Alberta Environment]." Further, Alberta Environment is entitled to enter upon these shoreline lands at any time to view and inspect these lands.

On July 30, 2009, Alberta Environment conducted an inspection of these lands and noted the existence of a large number of trees to which they have not provided their consent. As a result, a Notice of Warning was issued to the Resort that requires the removal of these trees. A copy of the Notice of Warning is attached to this Newsletter. These trees were planted without the consent of the Board. The Board will take steps to cause these trees to be removed and ensure that we are in compliance with our Shoreline Lease obligations.

**Unit owners are again reminded that under no circumstances can trees be planted without Board consent whether on common property or Shoreline Lease property.**

Going forward, the Board recognises a significant amount of interest from unit owners to add more trees to both common property and Shoreline Lease property. By way of survey and upon input from unit owners, the Board will propose a number of areas on common property that will be pre-approved for tree planting. Further, the Board will also seek prior approval from Alberta Environment for future tree planting on Shoreline Lease lands. We anticipate a survey to be prepared for the unit owners in September seeking advice on possible locations.

## **FIREWORKS IN THE RESORT**

---

There have been a substantial number of complaints about fireworks this year. Fireworks have become excessive and have been launched late into the night without regard for fellow unit owners. Owners should be aware that launching of fireworks requires a permit from the County before being launched within the County (Little Bow Resort) Attached to the newsletter are the guidelines from the province of Alberta on launching fireworks. If you wish to launch within the Resort, please read through.

Two conditions that the Board has added is that **fireworks can no longer be launched after 11:00PM and can't be launched if winds are over 50km/h.** Common sense and respect for our neighbors must be paramount. Unit Owners are reminded that there are absolutely no fireworks during a fire ban.

Should owners become concerned with the use of fireworks, you may contact Ray, Warren or any Board Member or if there is a hazardous situation that must be immediately addressed, the Vulcan County fire department.

## **CHILDREN'S PLAY AREA COLLECTION OF FUNDS**

---

Carolyn is once again collecting money for designated play area(s). The design has be altered for swing sets, slides, and a small climbing structure for the 4 parks rather than one large playground. These small playgrounds will resemble the small swing sets that have been set up on many unit owners' properties. The cost will be about \$10,000 for all 4 areas including pea gravel. If you are willing to donate, please email Carolyn directly [carolyn.gunderson@cnrl.com](mailto:carolyn.gunderson@cnrl.com)

The new funds will be added to the existing playground account and installed if enough money can be raised.

## **THE MILE (ROAD)**

---

Many owners have seen the rapid deterioration of our mile in the last couple of weeks. Scheduling conflicts and persistent rain in the last couple of weeks have not allowed us to repair the road. It should be repaired within the next 2 weeks if not 1 week (weather permitting) Owners should exercise caution if they will be travelling on this road during or within 2 hours of rain

## **WATER METERS (NEW HOUSES)**

---

Owners are reminded that under the water meter policy, ALL owners must have a water meter installed. Failure to have a meter installed when requested by the caretaker will result in an automatic \$500 water charge. Trailers and/or lots that have been serviced or houses under construction that are not ready to have a meter installed (at caretakers discretion) are deemed to use 100m3 per year