

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

July 28, 2010

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

LONG WEEKEND REMINDERS

With the upcoming long weekend, we expect the usual heavy traffic and usage of the resort. The Board would like to remind unit owners and their guests of the usual issues that seem to arise every long weekend. Please use some common sense and have some respect for your neighbours and we will all have a great long weekend:

1. FIREWORKS – No use of fireworks after 11 pm. If it is very windy, please refrain. A reminder that there is no use of fireworks or open fires at the campground.
2. NOISE – please keep the outside noise down after 11 pm.
3. SPEED – there will be a lot of children playing around the resort. Please keep your vehicle speed down. Please respect posted speed and stop signs.
4. BOAT LAUNCH PARKING – **ALL VEHICLES MUST DISPLAY TAGS – NO EXCEPTIONS.** We never seem to have enough boat launch parking and it is suspected that there are many non-unit owners using the facilities. The Resort will be displaying signs and warning tags threatening to tow untagged vehicles. Our goal is to keep the boat launch parking area for the exclusive use of unit owners and their guests. Please ensure that you display your tags so that unauthorized vehicles can be easily identified.
5. FIREARMS – The discharge of firearms are prohibited at all times on all resort property including the dumps. This includes BB and pellet guns.

BOARD EXECUTIVE

The new Board executive for the ensuing year is as follows:

Ron Girvitz, President

Perry Wilford, Vice President

Carolyn Gunderson, Secretary

Jason Feit, Treasurer

EXPANSION OF BOAT LAUNCH PARKING LOT

The Board has received approval from Alberta Environment to expand the boat launch parking lot. As dirt and fill become available from home construction, the fill will be used to level the expanded area. We are hoping to have the expanded parking area ready for next summer. Our thanks to Dale Hildebrand for spearheading this initiative.

COMMITTEES

We are pleased to announce that all of the proposed committees have been formed and staffed. The Board is very appreciative of the many unit owners who have volunteered their time and expertise to assist the Resort in the management of the many issues arising.

In time, we will be publishing newsletters and updates concerning the activities of these committees, similar to the recent newsletter issued by the External Relations Committee concerning the paving of highway 529.

The Committees and their membership are as follows

1. Water Committee – mandate is to oversee and manage the expansion of the water plant and all related water issues. Dale Hildebrand (chair), Barry Bohn, David Kristensen, Allan Maltais, Jon Hodal, Ron Girvitz
2. Fire Committee – mandate is to oversee and manage fire suppression facilities and strategies. Mike Geisler (chair) and Andrew Johnston
3. Infrastructure Committee – mandate is to oversee and manage all resort property. Perry Wilford (chair), Kevin Hillaby, Jason Feit, Bill Erickson, Ray Kienlen
4. External Relations Committee – mandate is to liaise with third parties to advocate and advance the interests of the Resort and its unit owners. Jon Hodal (chair), Dale Hildebrand, Elfie Hall, Linda Foote.
5. By-Law Committee – mandate is to address Resort by-law compliance and to address compliance with legal and regulatory requirements. Tom Taylor (chair), Jason Gouw, Ron Girvitz
6. Tree Committee – mandate is to determine and implement the needs of the Resort concerning trees on Alberta Environment and common area lands. Joan Uhrich (co-chair) and Toni Garlock (co-chair)

Any unit owners that would like to get involved in any committees, please contact Warren at Braemore or the appropriate committee chair.

WATER

A mid summer reminder to keep your water usage in check. As you know, the Board charges unit owners on a per cubic meter basis, the top rate being \$5 per cubic meter. It has been a very wet spring and summer so please keep your irrigation water usage reasonable. As always, please do what you can to put your irrigation sprinklers on timers and water during the very late evening or very early morning to avoid peak demand times. The water plant (and Ray) struggle to keep up with peak water demand and your cooperation is most appreciated.

We hope all unit owners and their guests have a fun and enjoyable summer season at the resort. Please watch the website for further announcement and notices.