

LITTLEBOW RESORT CONDOMINIUM ASSOCIATION

THE OWNERS CONDOMINIUM PLAN NO. 941 1680

September 27, 2012

To : Little Bow Resort Owners

From: Little Bow Resort – Directors

Summer is now over, the asphalt having made its way to within spitting distance of the Resort and it is now time to close up the lake house for the season. On behalf of the Board I have a few early fall comments for everyone:

Firstly, two reminders:

- a) there are only three boat sheds remaining for sale. Step up and claim yours soon as there will likely be a substantial wait until any new sheds are constructed;
- b) our garbage removal contractor has advised that it will cease providing service to the Resort if garbage tossing offenders don't quit offending the simple rule that the garbage containers are for household refuse only.

In May we received a warning from that company due to the quantities of dimensional lumber and other wood being tossed into the containers. The warnings are now becoming more imperative. Please use the containers for the purpose for which they were intended. If we don't collectively clean up our act, we may be taking our weekend garbage back to our houses in the City.

If you have any questions about the use of those containers or if you see someone abusing the simple rule, please contact Ray or one of the Board members.

We have, today, entered into an arrangement with another garbage contractor to have a dedicated "wood" bin delivered. Wood of all sorts may be placed in that bin, alleviating some of the incentive to offend the one simple rule

Secondly, Board issues:

a) The Gate.

The Board as appointed a committee to review the gate "issue", insurance concerns, policing, access by utility companies, emergency services, etc. The committee recommended that a gate be constructed and that appropriate signage be erected. I expect that you will see some action in that regard over the next few weeks.

The construction of a gate will not change Little Bow Resort roads into private property. The laws of the Province will still prevail and I am often reminded that there is also a Bylaw at the Resort which prohibits the use of ATVs.

BRAEMORE MANAGEMENT LTD.

**#305, 220 - 3RD AVENUE SOUTH, LETHBRIDGE, ALBERTA T1J 0G9
403-329-3777 • FAX 403-380-4358 • BRAEMORE@TELUSPLANET.NET**

b) The Fire

Many of you will recall Mike Geisler in his fireman suit at an annual meeting 2-3 years ago. I remember his telling us that the "question is not if we will have a fire at the Resort but when we will have a fire at the Resort". This summer we answered that question.

On behalf of the Board I would like to thank all who attended and helped out as they were able. Many people received a quick lesson in how to string out hoses, turn on hydrants, connect couplers and fight fires. I would like to personally thank all of those who I saw up on the hill that day as well as those I didn't see. A big THANK YOU has been expressed to all of you from the owners of the houses downwind for the work you did to keep the fire from spreading.

A bigger THANK YOU to Mike. Without your foresight we would not have had the equipment which we used to stop the fire from spreading.

With Mike's direction the Board is looking at purchasing or otherwise acquiring more firefighting equipment and, perhaps, a bit of training for those interested. We have decided, as well, to commit some funds to items identified by Mike.

Speaking of funds, we have made a small donation to the firehalls in attendance that day.

c) Trees and Hedges

Over the past few years many have noticed a gradual decline in the health of some of our trees and hedges. With that in mind, we have engaged an arborist, Art Cox, to assist us to gain some insight into what is happening. On a preliminary basis, we understand that there may be several problems: aphid infestation, insufficient watering, poor planting practices. Some of the hedges, in particular, may have to be cut to the ground and allowed to re-grow. Others may have to be replanted in whole or in part. Trees that are dying will be removed and, in most cases, replaced. There may be planting of tree groupings in some of the common areas. Drip lines which have become rootbound will have to be replaced. There are hedges on some lots that have Fire Blight, an infectious disease which will, if left untouched, infect and kill all of the hedges in the Resort. Such hedges may have to be removed.

If you live on a pathway, please contact Joan Urich, Tony Garlock, Richard Thomas or any other Board member regarding your hedge.

d) Mowing

For the first time in a couple of years, Ray has mowed the "mile", the roadside all the way out to the entrance into the Resort. Previously the mowing of that area was contracted out and in 2011 the Board decided not to mow the mile in an effort to reduce costs. Since then, the Resort has purchased a bigger mower and the decision was made to cut the area. The shorter grass ought not to hold snow as much as it has been held over the past couple of winters. What do you think of the new, cleaner look? Should it be done more often?

e) Water Treatment

The Water Committee has engaged an engineering firm to give us a preliminary design. We expect to see that report shortly and will then be in a better position to consider the cost of the required upgrades. More on that issue when the Report is presented.

f) Lot Cleanup

The Board has taken steps to clean up debris, sheds, firepits, decks, etc. on vacant lots.

g) Erosion Control

Some of the ditches which have been re-graded over the past couple of years are eroding significantly. The Board has looked at erosion control, hydroseeding, the use of mats, dams and other attenuation for this problem. It appears that the most effective solution will be to place 3-6 inch rock in those ditches. We have received quotes from a variety of contractors and I expect that this work will be commencing immediately and that it will be completed over the next 60 days.

We look forward, as always, to seeing you out at the Resort. If you have any comments or questions in regard to the foregoing or any other issues, please send me or any of the other Board members an email. My email is ttaylor@taylorconway.ca