

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

October 1, 2007

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

Summer has once again come to a close. Let's hope for a warm fall! The following is an update of the condo corporation's activities.

BOACH LAUNCH OCTOBER 13

Ray has improved the foundation and the second boat launch will be installed October 13. If you are able to help, please email jon.hodal@huskyenergy.ca

COMMUNITY BATHROOMS

The bathrooms at the south end of the water treatment plant continue to be a very big concern. On several occasions the people have left unsightly things on the bathroom floor, shoved paper towel rolls into the toilets to clog them or taken the toilet paper all together. Last year the Board locked the doors at night to try and stop or slow this behaviour. This has failed. Effective November 1, 2007 the doors will be locked and only campers and owners under construction will have access to bathrooms. The doors will be installed with a locking mechanism that requires a four digit code that will change from time to time. If you have specific needs to these bathrooms, please contact Ray or a Board Member for consideration.

VANDALISM AND CRIME

Over the summer, there have been a number of cases of vandalism at the resort. There have been people breaking into property in the storage compound, damaging the water treatment plant bathrooms, damaging property at the Condo's storage yard and a number of other issues. One option that was suggested was a community watch. There were quite a few people who support this idea. This idea will be discussed further and more details will be announced in future newsletters. If you have any ideas or would like to volunteer time please email jon.hodal@huskyenergy.ca

WEST NILE VIRUS IN THE RESORT

As most of you know, the West Nile Virus has been reported in the Resort area. Over this past summer there have been 2 confirmed cases in the Resort. If any family member or friend who was at the lake this summer has shown signs of flu, headaches, back or neck pain or rashes, please see your doctor and get tested. For further information, please click on the link below http://www.cdc.gov/ncidod/dvbid/westnile/wnv_factsheet.htm

SPECIAL GENERAL MEETING

On the recent survey 52% (73 houses) of those voted said they would like a meeting. As the vote was split fairly evenly, the Board feels that a meeting is a good idea but may not be required in the fall and will look to the spring/summer or even extend time at the AGM to talk about pressing issues. The rest of the voted population said that surveys were a nice alternative (through comment). The Board will continue to send out survey notices over the winter to get feedback on the Resort issues.

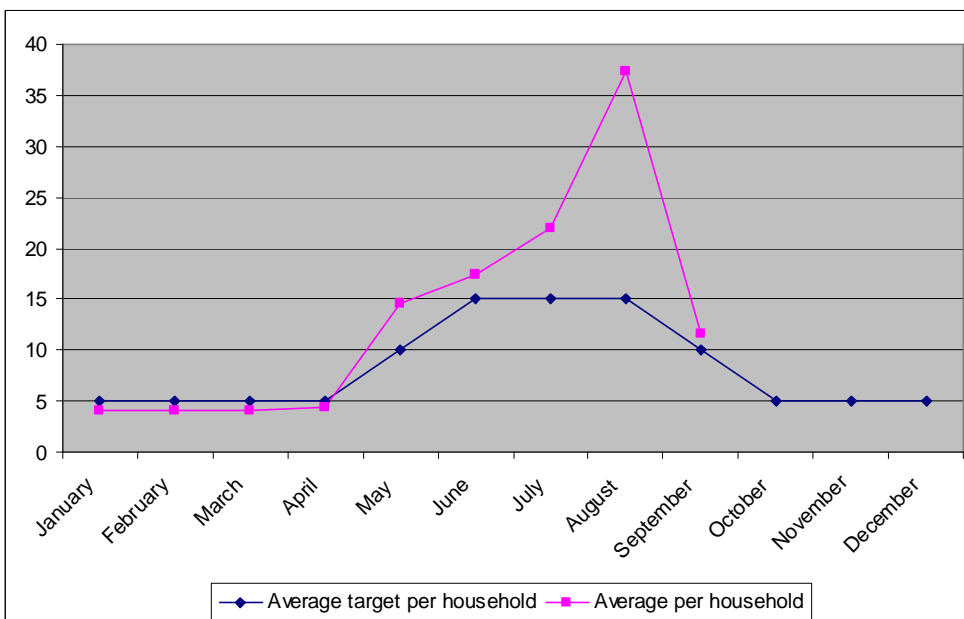
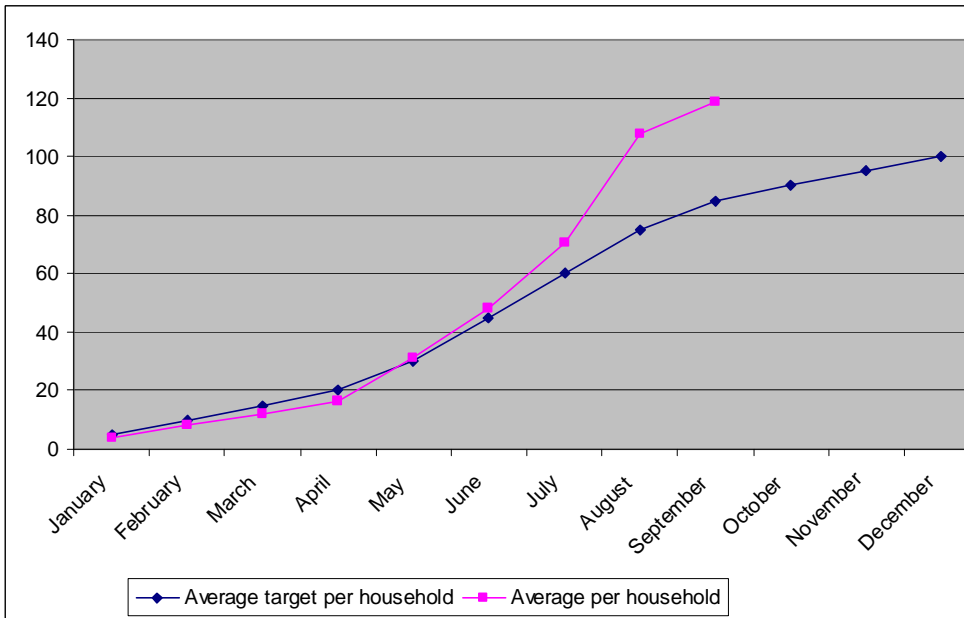
RECYCLING BIN

The building material still has not arrived for the Recycling Centre. When we get a firm date on this, we will ask for volunteers to help assemble.

WATER METER UPDATE

The water consumption in September dropped dramatically but this was expected as most stop irrigating after the long weekend. Overall 2007 consumption is about 27% less than 2006. Over the next month or so the Board hopes to present a water meter plan for 2008.

The resort average to the end of September is 118 m³. The month of September average was 10 m³.



BREAKWATER

The survey results for the marina were not strong enough to support a marina at this time. Most of the comments on this issue said it was a good idea but "I can't afford it". The Board will shelve the Marina idea to a future date.

LIGNOSULFATE (TREE SAP) IN THE RESORT

The survey results from the Lignosulfate are in. Fifty-five percent of voters would like to have the product in the resort. However, there is no clear answer on where to put the product or how much to spend. Comments show that we still don't understand enough about this product. Most would like to see how it holds up to the winter; however as mentioned before the province plans to pull the product off the highway over the winter and (with our perseverance) hopefully re-install in the spring. The second most commented was the potholes. The potholes are from the big trucks loaded. When driving on the HWY, note on which side of the road you see more potholes. You will find that most of the potholes are on the North side of the HWY (heading West of the gravel pit) when the trucks are leaving the gravel pits, full. Potholes are formed from a heavy load cracking the surface and allowing water to come in under the Lignosulfate. The installer Volker Stevin said he would be available to answer questions at our meeting if we had one. The Board has asked many questions and since we are not having a meeting, will present an FAQ on this product and also answer options on paving the resort.

The results of the survey have been posted on the Archives page. (Survey Results – Lignosulfate/Meeting)

ECOLAWN

The eco-lawn grass was planted August 29. To date it has grown about ¼" which is what was expected as it is a very slow grow grass that requires little to no water once established. As the Resort has now had frost, the grass will not grow anymore until the spring.

HEDGE TRIMMING

The Board has contracted Green Tips to trim the sides and tops of all the hedges at Little Bow Resort. Green Tips will bring the hedges down to a reasonable height (the ultimate goal will be 6'-8' but they can't do more than 1/3 of the hedge a year). Green Tips has been asked to trim the unit owner side of the hedge but will only be able to do this if the area is clear. Please remove any obstruction from within 5' of the hedge or it will not be trimmed. This includes firewood, children's toys, trailers, and anything stored. Trees will be navigated around on a best effort. The exact date will be posted on the website when it is known. If you would NOT like the hedge on your side to be trimmed, please email jon.hodal@huskyenergy.ca.

If you have any questions or comments, please write or e-mail our manager Warren at braemore@telusplanet.net

PRESIDENT'S MESSAGE

Another summer has past. There may be one more newsletter before Christmas but it will be mid to end November. If there is anything that you would like mentioned in the newsletters, please email me jon.hodal@huskyenergy.ca. I would still like to have a meeting of owners to talk about where we want to go as a resort. If you support having a non Board driven meeting please e-mail me.

Also, I will be meeting with our neighbors at Lake McGregor next Saturday. They are having their bi-annual general meeting and have invited me up and talk about our common problems. After several lengthy conversations with their Board President there is no doubt that we have lots to talk about. The biggest is county taxes and condo fees. I am working on a couple of money raising/collecting/saving ideas that if any pan out we will share with the Resort. Have a great fall.