

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

September 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.

RESPECT FOR RAY

We have had a few cases over the summer of residents disrespecting Ray. Ray is our caretaker and a member of our community. He is also our eyes and ears of the resort. If Ray sees something that will cause damage to property he has the power to do whatever it takes to resolve the issue.

LIGNOSULFATE (TREE SAP) ON HIGHWAY #529

A survey has been built to get the opinion of the Lignosulfate in the resort. Please go to www.littlebowresort.ca and click on surveys and complete the survey.

BREAKWATER

A couple of survey questions has been added to the current survey. Please complete at www.littlebowresort.ca and click on surveys

SGM (SPECIAL GENERAL MEETING/CAPITAL PROJECTS MEETING/WATER METERS MEETING)

The board was curious what the residents would like the resort to look like in 2, 5, or 10 years. Would you be interested in attending a meeting to discuss capital projects? We could ask the bible camp for a day when we could use their facilities and talk about issues. The Board is offering to host a meeting in early November. If this is an interest to you please complete at www.littlebowresort.ca and click on surveys

FIRE BANS

The fire ban is still in effect. It went into effect on July 19. An attempt was made by the Board to lift the fire ban as we have had a moderate amount of rain. However 5 of the 6 fire chiefs still request the fire ban so it will stay in effect for the long weekend and until we get more moisture. A reminder that anyone caught having a fire will get an automatic fine from the Board. It could also result in a fine from the county which is a minimum \$500 fine plus \$400 per hour for the fire department to put out the fire or confirm fire has been put out.

CAMPGROUND FEES

There is inconsistency with who is to pay for campground fees and what the price is. The price for the Resort campground is \$10 per night and it applies to owners and guests of owners. There is also a one stall per unit limit. During construction of a unit, the owner may park their RV on their property if they wish providing they are not over the 4-year building commitment. If the RV will not fit and the owner chooses to park at the campground, the charge is \$10/night for the duration. Also a reminder that only one RV is allowed on a lot at a time. This was the policy when the lots were sold however some have a different understanding. To make the transition easier for those with a different understanding, the policy will not be enforced until October 1, 2007

SECOND BOAT LAUNCH

We may have a small window Between October 10 - 22 to install the second boat launch. If the water is not low enough it will not be completed. It's an all or nothing shot.

RECYCLING BIN

The recycling bin will go on the North east corner of the garbage/fuelling depot area. Dirt will be brought in to build up the bank in the first week of September when the next basement is dug. We don't yet have a date for when the lumber will be here but will let everyone know to see if they can help. Thanks to our volunteers already.

RAW WATER PUMP REPLACEMENT

The Raw water pump will be replaced September 6 at 8:00AM. Please limit your water use on September 6 & 7 (Thursday & Friday)

ECOLAWN

The ecolawn grass was planted last week (August 29, 2007) It will take 6-8 weeks before we should see anything and may not be until the spring. If we see any grass, we'll let everyone know to go and take a look.

PROPERTY TAXES

Property taxes are dues September 30. If you haven't received your assessment please call the county at 485-2241

13TH ANNUAL BBQ

Thanks everyone for coming to the BBQ. We had another successful year. The next BBQ will be August 10, 2008. Hopefully there won't be any fire bans and we can have FIREWORKS!

LOADING/UNLOADING ZONE AT THE BOAT DOCK

The signs are now up on the side of the dock. Please be aware of the new zone and do not tie up at that location.

WATER METER AUDIT

Almost all meters have now been calibrated and sealed. We had 6 meters that needed to be replaced out of 229.

BOAT ETIQUETTE

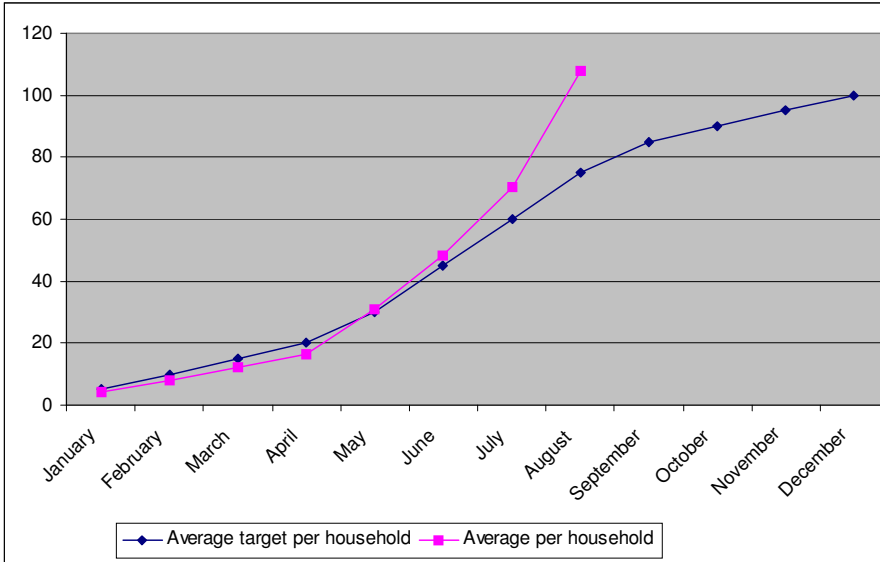
There is a no wake zone for the first 35 yards of water on all lakes in Alberta even though they are not marked. This is in place to attempt to limit shoreline erosion. Please don't 'throttle up' in this area.

DOGS OFF LEASH

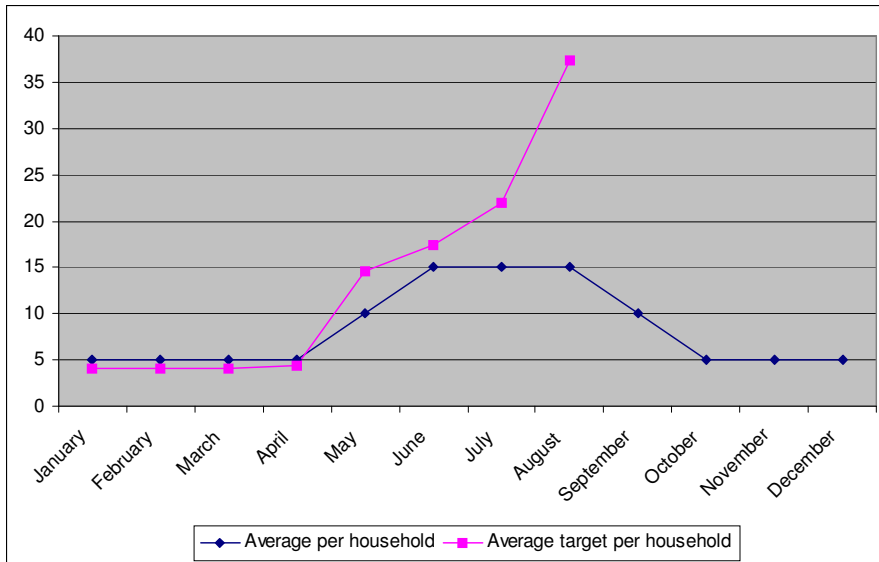
We couldn't go the whole summer without a 'dogs off leash notice'. Please remember to keep your dogs on leash, especially at the beach. This area is often filled with small children who are scared of dogs and this is also where our water samples are taken by Alberta Environment. We don't want to come into a situation where our beach has to be shut down.

WATER METER UPDATE

August was by far the worst month for water. The plant was running so much that Ray couldn't irrigate. It was an unusually dry August but we may not be able to provide that much water when we are a full resort so think about ways that you could limit water use on dry months/years



The resort average to the end of August is 107M3. There are 5% of the houses that are using 20% of the produced water. Most of the fulltimer units are now in the middle of the pack for water usage and the heavy summer users are way out on top. When the Resort is full, we may no longer have the luxury of having an unlimited amount of water. This is one of the planned topics to discuss at the general meeting should the residents elect to have one.



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

PRESIDENT'S MESSAGE

Thanks everyone for the great feedback over the summer. Hope to see you at the meeting. Any questions or comments, please email me jon.hodal@huskyenergy.ca