

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

September 1, 2008

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

VANDALISM IN OUR RESORT

Our Resort has had a dramatic increase in theft, vandalism, & break-ins this summer. In most of the cases where the individuals are caught, it has been determined that people under 22 have been responsible. If you have children in this category please exercise the 3 W's. Where are your children, What are they doing, and When will they be home. Please also remember, that YOU are responsible for your children's actions as well as their friends while in the Resort for Resort vandalism and by-law offences. Property damage is not the responsibility of the Board and claims should be filed with the RCMP and your insurance company. The below list are recent problems in our Resort

- Golf Cart stolen and rolled/damaged
- Vehicles broken into and contents stolen
- Trailers stolen or damaged
- Vehicle windows broken
- Trampolines stolen and thrown in the lake
- Boats stolen and sunk
- Boats untied at the dock and left to drift

There have also been numerous complaints of tossing of beer cans on the commons, loud noises, camping on the beach/commons

VILLAGE OF LITTLE BOW

County met on August 13 to discuss our request for reduced taxes. In the last meeting, County was presented with 63 letters (51 from Little Bow, THANK-YOU) Even though we met the criteria, County has decided that the re-assessment of our Resort is not an option so that option is now considered dead. The next formal request is the sub-class option. This would give us our own rate in which Lake McGregor and Little Bow could be at a lower Mill Rate than the rest of the County. The Vulcan budget is drafted in Mid October so we are arranging a meeting late September or early October. There might be an option for owners to attend. When a date is selected and a confirmation of whether owners can attend, I will let you know.

NEW SURVEY TO BE RELEASED SOON

The Board will be having an in-depth conversation on the Resort's 5-year plan at our September 7 meeting based on owner feedback over the summer. The Board would like to make sure that we are asking the right questions and that we have captured everything that we should be thinking about for the next 5 years. More information to follow after the meeting.

RECOMMENDED BY-LAW CHANGES

The wording of the 4 recommended by-law changes is planned to be approved within the next couple of weeks and mailed out end September. Please make sure that you vote on these resolutions. We must have 75% of the Resort in-favor for a motion to be passed. Please ask your neighbours to vote and mail your ballots to the supplied address. The 4 resolutions are independent. IE You can vote down 1 resolution and approve 3 or any combination. The questions have been circulated to owners at random and so far 90% of owners have endorsed the questions so hopefully we have it right.

DOCK/BREAKWATER

Summer is now coming to an end and the old dock will be removed September 7. The new dock will remain until around the second week in October. We will be once again looking for volunteers to remove the new dock. Please watch the web page around that time for a specific date if you will be able to help. Pictures and a short 30 second video have been uploaded to the web of the breakwater for those that have not seen the breakwater during moderate to high winds (The video was during 60km/h winds).

In the current configuration, the new dock shifts from side to side in calm water. This did not happen in the T-configuration. The new dock will be configured into an L next year to try and remove the shifting. In moderate winds the new dock is very stable in comparison to the old dock. In high winds, both docks are unstable. The manufacturer has a 6-foot dock that is heavier and sits lower in the water. The current breakwater could be moved to the dock system and the 6-foot option could be installed next year. The heavier dock would sit lower in the water and potentially be able to break larger waves and help with the under current that some boaters experienced while loading and landing their boats. This question will be asked on the 5-year plan survey as well as the option to buy your own boat slip to help build the Marina.



Please note that Alberta Environment plans to drop the water drastically like they did last year, 2 days after the long weekend. It will be very difficult to launch your boat after the September long weekend.

MAILBOXES

Thank-you to everyone who has requested their mailbox. There is no cost to getting a mailbox and we will use them in the near future. Please consider requesting a mailbox as it takes 6-8 months to get one. If the Resort gets 30 mailboxes we can get delivery to the Resort (Mailbox bank in the Resort) The hours in Champion are Monday to Friday 8:30-5:00.

TAX NOTICES & LETTERS

Reminder that your property taxes are due September 30. Your taxes still need to be paid, even if you have filed an appeal.

DID YOU KNOW?

Highway #529 is **NOT** maintained by the County but by the Province. The County maintains the north/south and East/West roads into our Resort.

The **County** of Vulcan and **Town** of Vulcan are 2 different bodies of Government and are not connected. Our Resort and Lake McGregor are really the only 'residential' properties under the County of Vulcan which gives them the freedom to charge us what they do.

LIGNOSULFATE ON THE COUNTY ROADS

Most of you have seen that the Province has added a full layer of gravel to the Highway. The Province applied the same depth and quality to the Highway that they did to the County roads into our Resort. Of those I have spoken with, most agree that the Lignosulfate is holding up very well on our County roads. The road is weakest when it is wet when the Lignosulfate turns back to a liquid. It is then very easy to break through the surface and create potholes. Please slow down during and after it has rained and help keep our road pothole free.

PRESIDENT'S MESSAGE

The federal government is expected to call an election very soon. The expected date is October 14. All voters have the option to vote in the city or at the lake. You can only vote once (city or lake). Please consider any tax implications before declaring your residence at the lake. The gain or loss calculation is from the point that you move out of your house, not the purchase price. If your driver's license does not have a Vulcan/Lomond/Champion address, you will be requested to sign an affidavit to declare that you live at the lake and have not voted anywhere else that day. This will bring our Census numbers up and again can be used to petition for road maintenance, water treatment money, etc.

Thank-you for your continued support.

Please email your questions/comments to me directly and not Braemore. Jon.hodal@huskyenergy.ca

Don't keep it to yourself! If you have ideas on how to make the Resort better, let me know, get involved.