

LITTLE BOW RESORT CONDOMINIUM ASSOCIATION

CONDOMINIUM CORPORATION NO. 931 1680

November 15, 2009

TO: Little Bow Resort Owners

FROM: Little Bow Resort - Board of Directors

EMS BLUE SIGNS

As you know from previous newsletters, the County of Vulcan is requiring every house within the County to have a blue sign. The purpose of the signs is primarily to decrease time for EMS, Police & Fire to a residence within the County of Vulcan (Both acreages and hamlets) Through several months of negotiations, the Board has successfully managed to convince County to propose, not have the blue signs on a post at the end of driveway (for boats to knock over and snow to cover them) but on the house instead. The current proposal is to have the sign placed 2.0meters (6.6' or higher ground, allowing emergency personnel to see over vehicles/boats/bushes etc and to have the sign placed 1-2 feet from either the left or right side of the house. Should County accept this proposal, we will be instructed to tag the area where we would like the sign to go. The size of the sign is approximately 8" x 8". There may be an option to install the sign ourselves. More information will be coming. The expected installation date would be the spring. The Board feels this is the best approach.

NEW HOUSE NUMBERS IN THE RESORT

With the introduction of Blue EMS signs in our Resort, EMS has asked for a sequential numbering system. Extensive amounts of time were made with Little Bow Board, County of Vulcan and EMS to design a sequential system. The Board supports this new system and it will be used for the blue signage that will be installed. When calling EMS, Police, or Fire, owners will need to give the 'blue sign' number rather than their unit number.

Everyone knows that the numbering is not consistent within the Resort. Previous Boards had looked at changing our numbering to be sequential but costs were high and there was no immediate need aside from friends/family being unable to find a unit. With the request of EMS, County has agreed to pay these costs and the Board supports this idea. The County has paid for a city planner to review and design the proposed system. County will also pay to call our major utility companies (Telus, Epcor, Bow River Gas, Wildrose) and change our service addresses (NOT billing addresses). Owners that have additional vendors with their Little Bow address will need to change themselves. It would also be good to give a courtesy call to your insurance company and bank. As this will not be a legal address change, there should be no costs with your mortgage company or any other vendor.

A map of the proposed numbering is available on the Little Bow site for owners to view. The expected effective date of the new numbering would likely be a month before the installation of the blue signs (January/February?) Once the blue signage and numbering has been approved by owners and County, a date will be decided. A survey has been setup for owners to vote yes or no to the new numbering as well as an option to comment. Please take the time to vote. The survey will only be open for a couple of weeks.

DIRECTIONAL SIGN IN THE RESORT

If the proposed numbering in the Resort is approved, the Board has secured pricing on directional signs. These signs will be placed on the street corners with arrows pointing in the direction of the lots. This will eliminate the need for a map for friends & family of the Resort and will allow EMS, Police & Fire much quicker response times. It will also help with trades, & delivery people driving through the Resort looking for the right unit

CONDO FEES FOR 2010

At the last meeting, the Board discussed and was able to keep condo fees consistent for 2010. Condo fees will remain \$1250 for 2010 minus \$100 water credit and then a charge on water usage will be included.

PROPERTY TAXES FOR 2010

The County of Vulcan will begin budget discussions on November 18. As mentioned in previous newsletters, Little Bow Resort received a 29.64% one-time reduction in property taxes. Early talks with County indicate that we will receive a 27% reduction in our property tax assessments for 2010. This should not be confused with our property tax bill (what we ultimately paid). We should expect a 3% increase on this number. These numbers are very early. Final budget is expected by late January and mil rate is decided end of March. Tax bills are mailed out mid June. More information will follow around these dates.

WATER STEERING COMMITTEE HAS BEEN FORMED

A water committee has been formed, specifically to address the design, government approval, & construction of the water treatment plant upgrades. The committee is served by 2 board members and 3 owners with skills that specifically relate to the upgrade of the plant. The members are Dale Hildebrand, Alan Maltais, Dave Kristensen, Ron Girvitz, Jon Hodal, & Warren Lyckman. The committee will report to the Board on tasks they are working on and recommendations on a regular basis for final approval. All information will be forwarded onto owners through newsletters.

NEW TRACTOR IN THE RESORT

The Resort has purchased a new tractor. It should arrive near the end of the month. The new tractor is a heavier duty tractor. With the upgrade of the plant, we will be required to move heavy drums of chemical in and out and our little tractor was not powerful enough. It will also allow us less dependency on the bible camp, as we always borrow their tractor. The tractor has been purchased with capital reserve money. There will be no increase to condo fees or special assessment.

WATER METERS WILL BE READ SOON

Another year is over and water meters need to be read. If you have an inside meter, please email jon.hodal@huskyenergy.ca with your final year end reading. Readings are required by January 10, 2010. Any inside readings not supplied by then will be charged a 500m3 for 2010 as per the water meter policy. Just a reminder that empty lots that have been serviced and lots

with trailers that do not have a water meter are deemed to use 100m³ per year. They will be charged as per the water meter policy.

QUADS ON GREEN SPACE

Owners are reminded that there is to be no operating of quads or any motor vehicles on the green spaces. This includes grassy areas around the mile, the sides of the roads, and phase four.

COUNTY OF VULCAN RESCUE TRUCK

The County of Vulcan is in the final stages of purchasing a new rescue truck. This vehicle will be a much larger version of what they currently have. The purpose of this truck is a first responder equipped with a deliberator, oxygen, and other medical supplies. Husky Energy has made a corporate donation to the purchase of this vehicle. This vehicle will increase the response time and quality of care to Little Bow Residents.

PAINT CANS

Owners are also asked NOT to bring paint & oil cans from Calgary or city residences to the lake. Please take to your city dump and pay appropriate charges. Disposal charges may need to increase in future budgets if owners continue to bring paint & oil from the city.