

Life at the Lake

SPRING 2022

Lake McGregor Country Estates Newsletter



GETTING READY FOR SUMMER!

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Our Community has grown significantly over the past year and we are excited to welcome all new residents to The Resort. The Resort is a special place that we all get to enjoy with our friends and family. Follow our Facebook Page for updates on Community Events throughout the season.

We are expecting another busy summer so all residents are expected to understand and adhere to the [ByLaws/Community Rules](#). In order to ensure the safety of our community [ByLaw/Community Rules](#) violations will be treated with notices and fines. Please treat the Management Team and Staff with respect as they enforce these rules in an effort to keep our resort a safe and pleasant community.

Turning Your Water On

Owners can contact David Saito by text (587-678-2278) when they wish their water to be turned on for the season. Please remember to give the manager at least 48 hours notice. Also, please remember that your water will not be turned on if payment of your resort fees is not current.

Summer Maintenance Program

The summer yard maintenance program will resume shortly. Owners can sign up by emailing administration@lakemcgregorresort.com.

- \$20 for weed control on regular sized gravel driveways or the front of RV/Park Model lots.*
- \$30 for empty lot maintenance

We had huge success last year with close to 20 residents taking advantage of these services whether they were able to be onsite or not.

Properties that are not maintained according to guidelines will be cleaned up by the resort and owners will be invoiced at established rates.

*Oversided lots or driveways may require additional pricing and will be quoted at the time of sign up

Keeping Our Resort Beautiful

A couple reminders as the snow begins to melt and our anticipation builds for the warmer weather. Be considerate of our property, it takes effort from all of us to help the staff maintain our beautiful resort grounds. Please remember to pick up after your dogs out of respect for your neighbours and staff.

As you get your golf carts back on the road please avoid going off resort roads as the grass is soft and fragile and golf carts can cause damage at this time of year.



SEMI - ANNUAL GENERAL MEETING

We are looking forward to hosting our community in person for the Semi-Annual General Meeting in May. This meeting will be hosted in the Clubhouse on **Sunday May 22nd @ 10am. It's very important that at least one member from each residence attend.** We will be providing an update on the following:

- Financial Report
- Legal Update
- Facilities Update
- Staffing Update & Manager Report
- Updated Community Rules & Regulations
- New Business

We look forward to seeing you there!

BOARD OF DIRECTORS

The next election for the Board of Directors will be held in September 2022 at the Fall AGM. Below are the members of the existing Board:

- Simon Graham - Chair
- Lynn Niosi - Vice Chair/Treasurer
- Maria Hodgson - Secretary
- Ashley Winslow - Director/Resident Communications
- Dean Sziva - Director/Facilities
- Bobby Molina - Director/Facilities
- Scott Wellicome - Director/Administration
- Dawn Thompson - Past Chair (non-voting)

The board meets once a month to discuss all the issues related to The Resort and maintaining a safe and beautiful community. If you would like to communicate with The Board and submit requests, complaints or inquiries please email board@lmceca.com.

FINANCIAL UPDATE

The past years Notice to Reader documents have been placed in the Members Only area of the LakeMcGregorResort.com website under Documents and then Association Financial Reporting. Please note 2020 and 2021 will be posted once available. You will also find the 2022 Budget updated monthly.

CAMPGROUND

Open.

Regular campground rentals are open for [booking online](http://booking.online) at our website www.lakemcgregorresort.com.

All overflow camping have assigned stall numbers that will be available for online booking once the campground is full. No boat trailers are to be parked in the overflow camping area.

All cancelled reservations will be charged 20% and Reservations canceled with less than 3 days notice will be charged the full fee.

It is the responsibility of the resident to ensure all your guests are aware of and adhere to the ByLaws and Community Rules.

*should Government Restrictions related to COVID19 change LMCECA will be required to follow suit and reservations may be cancelled if required. If Government Restrictions cause the campground to close refunds will be provided.

SOCIAL CLUB

Our Social Club is back in action and planning events for our summer season. Follow our [Facebook Page](#) for details on upcoming events throughout the spring/summer season.

Leave all your bottles along the fence behind the cardboard bin by the Managers Shop. All bottles are recycled and the money is donated back to the community!

FACEBOOK PAGE

Please respect the use of the [Facebook Page](#) as a community page. This page is intended for posts about social events, community buy and sell and positive conversations between residents. All complaints, requests or recommendations should be emailed to board@lmceca.com.

Contact Information:

Admin

Email: administration@lmceca.com

David Saito

Resort Manager

Phone: 587.678.2278

Email: manager@lmceca.com

Board of Directors

Email: board@lmceca.com

Simon Graham

Chair, Board of Directors

Email: sgraham@lmceca.com

Leanne Graham

Architectural Controller

Phone: 403.510.2244

Email: lgrahame@homeworksweb.com

Resort Website

www.lakemcgregorresort.com

Facilities:

Indoor Pool & Hot Tub

Open. 9.30am - 8.30pm

Clubhouse

Open. 9.30am - 9pm

Outdoor Pool

Opening May/June 2022

Beach

Pets are allowed on the sand between swim and boat docks on south end of the beach. **Look for new signage.**

Docks

May/June 2022 all docks will be installed.

All Sea-Doo's are required to use the boat docks ONLY. Please park Sea-Doo's in shallow stalls close to the shore.



WHO TO CONTACT:

Unsure of who to contact for what reason? Below are some helpful hints as we know it can feel like there are many people/places to send communication:

- Complaints/Recommendations: board@mceca.com
- Fees/Storage Compound/Financial: administration@mceca.com
- Campground: administration@mceca.com
- Resort Grounds: manager@mceca.com
- Board Inquiries: board@mceca.com

LOOKING TO SELL?

Please remember to let the Board know when you are listing your property for sale. We will post your listing on the resort's website free of charge. This will increase exposure and hopefully help sell your property quickly. As sad as we are to see you go, we want to support you as you get ready for your next adventure!

A community sign has been installed at the entrance to the resort where you can find the contact information and details of all available listings.

RESIDENCE UPDATES

If you are looking to make updates to the exterior of your residence please follow the correct guidelines. All exterior updates are required to be submitted for approval to ensure all updates align to the architectural guidelines of the resort.

Exterior updates include decks, fencing, Gazebo's or Pergolas etc.

- RV & Park Models: [RV Lot Guidelines](#) - please complete the [Variance Form](#) and email all plans to administration@mceca.com.
- Cottages: [Architectural Guidelines](#) - please email Leanne Graham at lgraham@homeworksweb.com.



COMMUNITY RULES

New updates have been made to the [Community Rules](#) for the 2022 Season. Please make sure you review the latest version on the website. If you have any questions you can email administration@mceca.com. Below are some important highlights:

- **Safety:** As the size of our community grows the safety of our community is the top priority of The Board and is taken very seriously. Should you have any concern on the safety of our community please email board@mceca.com.
- **Speed Limit:** With safety a top priority we would like to remind residents that the speed limit within the park is 16km/hour. The speed limit is in affect as soon as you go through the gates. Thank you to all residents for adhering to the speed limit and keeping our community safe!
- **Sea-Doo Dock:** Due to the size of our community and the number of people using the beach all Sea-Doo's are now required to use the boat docks. The old Sea-Doo dock is now considered another swim dock for residents using the beach. The dock is in shallow water so **NO DIVING** off the dock.
- **Overflow Boat Parking:** All resident personal watercrafts are able to be parked backing onto the clubhouse parking lot while the resident is staying at the resort. Should the watercraft not be used for 48 hours it is required that the watercraft be moved back to the storage compound. This is considered short term boat parking only.
- **Overflow Camping:** The overflow campground will now have assigned stalls for campers. All overflow camping will be available for booking [online](#) once the campground is fully booked. Any personal watercraft or trailers are not permitted to be parked in the overflow camping area.
- **Quiet Time:** Staff have been instructed to enforce the 11:30 pm quiet time. Please turn off music and restricting your group to quiet conversation only, past 11:30pm.
- **Household Garbage:** Large items and other items not considered regular household waste is not to be placed in the three dumpsters. These large items need to be disposed of at municipal landfills and transfer stations. There are two located close by in Lomond and Vulcan that are free!
- **Wood/Branches/Leaves:** Please remember the one dumpster closest to the shop is for wood only. All construction/demolition wood and all branches must be cut down to 3 foot, 1 metre, sizes or smaller. Please also deposit branches, grass and leaves in the designated area(s) located just past the clubhouse off the main road to the beach.
- **Sewer:** Please remember letting rags, clothing, wipes, grease, food waste and foreign objects go down toilets and drains causes costly repairs.

Make sure to join the [Lake McGregor Country Estates Facebook Page](#) to get the latest updates on the Social Club events and other activities happening in the community this year!





Christopher Northcott,
Councillor, Division 6
(403) 423-0158
Christopher.Northcott@vulcan.ca

NOTES FROM COUNCIL

Dear Residents & Ratepayers,

Viable and thriving communities rely on responsive representation in local government. Resident and ratepayer interest in the affairs of a municipal corporation allow an elected council to better understand the needs of the community, as well as the challenges faced by individuals. It is individuals reaching out and contacting their elected council, sharing perspective that might not otherwise be known, that can make a difference. To this end, as the municipal councillor for Division 6, please contact me about municipal business or community matters where you believe local government has a role to play.

A municipal corporation is a unique creature of the Province of Alberta. It exists to fulfill the purposes set out in legislation (s.3, Municipal Government Act) and they are the following:

- to provide good government; to foster the well-being of the environment;
- to provide services, facilities or other things, that, in the opinion of council, are necessary or desirable for all or a part of the municipality;
- to develop and maintain safe and viable communities, and;
- to work collaboratively with neighboring municipalities to plan,

deliver and fund inter-municipal services.

I share these purposes with you so that you know what you can expect from municipal government. Together, I hope we can realize economic development and community growth for our region with transparent corporate governance, high-quality and cost-effective service delivery, as well as inter-municipal collaboration with the town and five villages.

Every fiscal year begins for the County with the review and development of an interim operating budget before the end of the prior year. All councillors get a binder detailing every department and inter-municipal service where there are financial implications for the County. As a council, we spent three days in November working through this binder and hearing presentations from various department heads and organizations that receive funding (In some years, I am told this process can take as many as five days.). The operating and capital budgets for the County will be finalized by the end March and beginning of April, once a final determination of expected revenues and expenditures can be made; property assessments for the prior year need to be finalized by our assessors at the end of February.

In October of every year, the County Council has an Organizational Meeting



Christopher Northcott,
Councillor, Division 6
(403) 423-0158
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NOTES FROM COUNCIL

where the Reeve and Deputy Reeve are elected by Council. At this meeting, representative appointments are made, regular meeting days are agreed upon, and banking and signing authorities are established. I have been appointed to the following boards and committees:

- the Oldman River Regional Services Commission Board,
- the Twin Valley Regional Water Commission Board,
- the Champion Recreation Board,
- the Vulcan and District Recreation Board,
- the Regional Assessment Review Board,
- the Chinook Subdivision Development Appeal Board,
- the Reservoir Communities Committee,
- and the Vulcan County Audit Committee.

There are multiple appointments where I sit as the alternate, if necessary. While this seems like a lot, the most active appointments have been the Oldman River Regional Services Commission and the Twin Valley Water Commission. The remaining appointments are once or twice a year. Other councillors are equally busy, as a quick review of the Organizational Meeting minutes makes clear.

Shortly after joining County Council, on the first Monday in November, I attended a meeting with the Lake McGregor Country Estates Community Association, hearing some of the challenges that they are facing. On the first Monday in December, I was able to attend the regular council meeting of the Village of Champion as a delegation. Given that the Village of Champion is within Division 6, I thought it was important that I introduce myself to their full Council and express my hope that we can work cooperatively for the benefit of the Champion Community. They are a dynamic group of municipal leaders and it will be a pleasure to serve with them as we share a term of office.

On February 15th, the County Council met with the Town of Vulcan Council to discuss recreation funding. It was a good discussion, however, negotiating the details of a workable arrangement has been referred to committee. This committee will be meeting in March and will report back to the councils shortly thereafter.

For those interested, the agenda packages of County Council Meetings are publicly available on the Monday immediately preceding a Wednesday meeting. Council meetings can also be watched virtually from the website.

Sincerely,
Christopher Northcott