



Community Association Newsletter

December 2015

Facilities Update

The last few months has been busy as Jamie & Judy have been working hard on restoration and renovation upgrades throughout the resort. Lake McGregor Resort Corp had approved approximately \$75,000 in upgrades, some of which have been completed and others that are still on the go. As with any restoration of older components, most have been met with more complications than anticipated as new equipment ties into old, and one project exposes further issues. Although there is still much work to be done, both the staff and LMCECA Board are trying to ensure that LMRC continues to realize the importance of these repairs, as well as their urgency and how they affect the day to day operations of the resort. Residents are also welcome to communicate your concerns to LMRC directly.

Here are some updates of the major items.

Pools

There has been continuous on ongoing issues with the indoor pool and hot tub. While installing the new chemical injection systems in September, it was discovered that the pool components had multiple long-standing leaks. As a result, the mechanical room was gutted, walls and floors were neutralized, walls were then rebuilt and new piping and components were installed. Upon completion of this lengthy process, the pool was filled and an inspection was booked for Nov 30th. Unfortunately, after 4 days, the pool started losing water again, and once again, further investigation was required in order to pinpoint the problem. This entire repair process has been significantly delayed due to late/non-payment to the contractor completing the work and lack of communicating approvals from LMRC. Payment has now and additional pressure tests were completed. The leak was isolated to pipes in the side of the pool. Last Tuesday, Dec 5th, the liner was pulled, the metal side was opened up and the leak was found. The repair is now being completed.

At the same time the pool was being repaired, the hot tub was under review. It was discovered that the fiberglass base has multiple cracks and fissures. Estimates have been forwarded to LMRC for repair for approval.

Due to the pool originally being shut down due to a health infraction, prior to re-opening, 2-3 weeks of BacT testing must be completed prior to an inspection being conducted. As a result, unfortunately neither the pool nor the hot tub will be up and running prior to the New Year. We will continue to update you as further developments and repairs are completed.



Upcoming Events

December 25

CLUBHOUSE IS CLOSED
CHRISTMAS DAY



Normal Hours 9am to 7pm in affect all other days including Boxing Day & New Year's Day

December 31

NEW YEAR'S EVE
APPETIZER POTLUCK



"Ring" in the New Year at the Lake Clubhouse! Join in the celebration from 8pm to midnight! Bring your favorite Pot Luck Appetizer to share. We will have an evening with music and dancing, pool table game or just relax and chat! Come out and enjoy your resort facilities and neighbors! RSVP by Dec 30th. An approximate attendance number would be appreciated! Phone or text Vonnie Reed at 403.921.6092 or email yonann@shaw.ca Thanks!
The New Year's Eve potluck event will replace the Saturday scheduled pot luck.





Facilities Update Continued...

Lift Station

GOOD NEWS! BOTH lift station pumps have now been replaced and are in good working order.

Water Treatment Plant

At the present time, there is restricted flow at the water intake from the lake due to aged and dilapidated components. A scuba diver has taken a video so we know exactly what and where repairs need to happen. Currently, solutions are being looked at and a quote is being prepared to get this equipment updated and repaired. Once the intake flow has been addressed, the water treatment system is required to be automated and new UV water treatment equipment is scheduled to be installed.

Clubhouse & General Grounds Keeping

Many projects have been on going around the resort including in the clubhouse where a few new windows have been installed, plumbing and heating components repaired and serviced, major cleaning and miscellaneous repairs completed. Judy has also been working hard to completely strip and wax bathroom floors.

Further winter projects include interior painting, floor repairs, and heating system upgrades.

Exterior work including rebuilding tree wells, shop sorting and organization, and equipment maintenance and restoration have been completed. Ongoing and future winter projects include perimeter and grounds lighting, outdoor pool surround repair, and additional grounds maintenance and restoration.

Boat Compound

This fall, the entire common area of the compound had been graded out and 600 yards of gravel was added. This has made a significant difference to the compound.

We have also worked hard to clarify and identify residents stall locations. There are still many items within the compound that are not registered to any owners. If you have not already done so, please email info@lakemcgregorresort.com with your boat or trailer info as well as any changes. Look for further information regarding revised rules and regulations to be presented in the Spring.

Resort Staffing

A BIG thanks to Jamie who has continued as Resort Manager longer than originally expected, and has agreed to remain until new staffing has been addressed. Jamie, has not only stepped in and worked tirelessly going back and forth from Calgary but has remained persistent with LMRC and with contractors, making significant and imperative repairs happen.

Another HUGE thank you to Judy, who according to Jamie, has been a lifeline at the resort. She has taken on many projects and has gone above and beyond to help out when Jamie isn't able to be out there. Please make sure you show Judy your appreciation for all her hard work when you see her.

The LMCECA board has been working to help LMRC get future staffing in place before the busy season starts. Once approvals are in place, more information will be sent regarding changes.

Over the Holidays – As Jamie is now away for the holiday season, Judy has graciously agreed to move into the resort to cover all bases while he is gone. Gord Rupp has also kindly volunteered to help Judy where needed and plans are in place to deal with snow removal to ensure safe access to the resort. Judy will have the manager cell if you require assistance (Cell: 403.485.8105 or Email: lmccmanager@hotmail.com)

Emergency Notification Program

There are times when it is important to get information to owners regarding critical services at the resort (i.e. Power & Gas Outages and the most recent Boil Water Advisory). We have researched and tested multiple programs that will allow the manager and/or board to communicate quickly to all residents and found the best one to actually be a program used primarily with schools for teachers to communicate with their students and parents. REMIND.com is a simple program that allows users to choose to either receive an email, text or both to get pertinent information safely and securely under the Privacy Act. Once signed up, following the instructions below, your contact information is not shared with any other resident and it is your responsibility to ensure a current contact number or email address is maintained. This system is completely separate from the current email list and resident information you have sent in, so in order to receive these updates you MUST register using the link below.

INSTRUCTIONS: Remember, this system was designed for schools, so for the purpose of this program, consider yourselves "Students" and the Administrators and Managers the "Teachers" ☺. You are able to access the sign up portion of the program in one of 3 ways below. All will prompt you to enter your sign up info and choose your notification preference (text or email). If you sign up to receive a text, it will send you a confirmation number that you will need to enter to complete the registration.

NOTE: IF you do not have a cell phone or email address where you receive emails instantly, you may want to enter a friend or family member's number who does that would be able to reach you if necessary.

Sign up using any one of the following 3 methods:

To sign up Via EMAIL: Email lmcec@mail.remind.com (You can leave the Subject line blank)

To Sign up Via TEXT: Text the following class code "@lmcec" to the following number (587) 802-0621

To sign up via the WEBSITE: click the following link or enter into your browsers address line: <https://www.remind.com/join/lmcec>

We would like to see everyone signed up on the system by Jan 1st and a test notification will be sent out then. If you have signed up and do not receive this test, please go through the process of signing up again, and then email info@lakemcgregorresort.com if you still have problems.

2016 LMCECA FEES

As previously communicated, invoices for fees will be mailed out shortly. All 2016 fees will now be paid directly to the Lake McGregor Country Estates Community Association by one of the 2 options:

- **Payments can be made in full** - By cheque mailed to LMCECA, PO Box 357, Vulcan, AB T0L 2B0 and are due by Jan 31st 2016
- **Monthly Pre-Authorized Debit Agreement (attached)** – emailed to info@lakemcgregorresort.com or faxed to 403.982.9201 by Dec 31st, 2015. Monthly payments to be withdrawn on 15th of each month



NEW EMAIL ADDRESSES

Dawn Thompson – President
dawn@lakemcgregorresort.com
info@lakemcgregorresort.com

Terry Cammell – Vice President
terry@lakemcgregorresort.com

John Prudence – Secretary
john@lakemcgregorresort.com

Shannon Schurman – Treasurer
shannon@lakemcgregorresort.com

Dale Erikson – Director
Rules/Regulations & Bylaws
dale@lakemcgregorresort.com

Gord Rupp – Director
Facilities/Maintenance/Security
gord@lakemcgregorresort.com

Eric Weis – Director
Facilities/Maintenance/Security
eric@lakemcgregorresort.com

Other Resort Contacts:

Interim Resort Manager
Jamie Thoms
lmcemanager@hotmail.com
manager@lakemcgregorresort.com
Cell: 403.485.8105

Lake McGregor Resort Corp
Nicki Ershad
nicki@compac.ca
Phone: 604.986.3878
Fax: 604.986.3810





Check out the new
LMCECA Website!

www.lakemcgregorresort.com

The website will be a great tool that will include the following tabs:

FACILITIES INFORMATION – Look to this section for current updates on the major facilities (pools, hot tub, etc). Once these facilities are up and running, the manager will be updating the system daily if there are any closures (unexpected or scheduled) so this will be a great place to look to see if the pool is open prior to getting to the resort or clubhouse

MEMBERS AREA – This is a secure portion of the website for registered owners of the resort. Under “News & Notices” you will find general resident information and updates. In the “Documents” tab is where you will find links to important documentation (bylaws, community rules and regulations, forms, etc. To access this area enter the login information provided in the email from LMCECA.

CAMPSITE REGISTRATION – Look for more information on this tab to follow upon the launch of the on-line campsite booking. From this tab, it will link you into our new WEBREZPRO booking website where you will be able to book and pay for campsites directly from the website. Again, more information to follow

NEWSLETTER – All of these exciting and informative newsletters will be posted in this portion of the website for your reference.

Please check back regularly as new items are added to the Website!

Gate Code Change

As of Jan 1st, the front gate code will be changing. Then new code will be included in body of the email from LMCECA.

In order to ensure the security of the resort, please ensure this code is only given to friends and family members visiting the resort WHEN THE RESIDENT IS PRESENT. Guests of the resort should not be encouraged to access the resort unless the resident they are visiting is on site.

CONTRACTOR CODE: We are also initiating individual site construction codes that can be assigned to houses or lots under renovation or construction. These codes will remain in effect for the length of the project and can be given to contractors on-site. Please email Eric Weis at eric@lakemcgregorresort.com to be assigned a temporary construction code for your project.

CODE CHANGES – We are in the process of investigating alternative security solutions which may involve changes to the access of the resort and its facilities. In the meantime, we will be changing the code from time to time and only CURRENT members in good standing with the association will be notified of the changes. We are presently still attempting to obtain all residents email addresses, and will be giving them the code change once properly registered with the new association.

Social Club

As we begin to prepare for the upcoming season, we are looking for your help with event ideas and to establish a new LMCECA Social Club. We have already had some residents step forward and want to get involved but will need much more help. We are looking to break the Social Club in a few different sub-committees to spread out the work load and ensure all residents are enjoying the resort.

- **COMMUNITY SUB-COMMITTEE** - Will work on events that involve all residents i.e. Potlucks, BBQ's, etc.
- **FAMILY SUB-COMMITTEE** - Will plan events for our younger residents in both kid and teen activities i.e. movie nights, scavenger hunts, etc.
- **ADULT SUB-COMMITTEE** - Will plan adult activities just for adults such as poker nights, karaoke, etc.

Here is what we need from you:

IDEAS – Please send any ideas you have for new activities to info@lakemcgregorresort.com. Any idea is welcome! As we get closer to the season, the different social club groups will use your ideas to narrow down which events will generate the most interest and fit into a schedule that provides a variety of activities.

VOLUNTEERS – Looking for volunteers to sit on the different Sub-Committees to help PLAN specific activities AND/OR volunteers who aren't sure they can commit to attending planning meetings but would like to help out with the different events. Again, please email info@lakemcgregorresort.com to put forth your name to get involved. Let us know if you are interested in sitting on a planning committee or want to help with the activity itself. Also advise which type of activity you are interested in (Community, Family and/or Adult).

This is your community, so get involved to ensure we can initiate an active social club that will generate a positive community spirit!