

LIFE AT THE LAKE

Neighbours helping Neighbours

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Dear Residents,

We hope you all are enjoying your winter so far. As we all look forward to spring, this newsletter, is filled with many things to update you on. Look for more information to start coming your way in the next couple of months, including some updates to the Community Rules and Regulations document, introduction into new community programs, Social Club 2017 Calendar of Events, as well as another newsletter the beginning of May in preparation for the upcoming season.

The Board has had another busy winter meeting on a monthly basis with its main goal trying to stabilize the board structure, roles and responsibilities, as well as work through some major projects, and continuing to try to establish a legal and working relationship with Lake McGregor Resort Corp. The Board continues to work hard to support our resort manager, David Saito, who is doing a tremendous job in our community during his first winter in southern Alberta, knocking off many winter projects and preparing for the busy spring season.

Gate Code Change

The resident and guest gate codes will be changed on April 1, 2017. These codes will be provided to owners that are current with resort fees.

Please help with resort security by not disclosing gate codes to anyone you don't know.

Semi Annual General Meeting

The next meeting is scheduled for Sunday, May 1, 2017 at the clubhouse. Additional details will follow.



More winter fun

Resort Manager, David S, spent much of the winter clearing snow from the roads and tackling snow drifts. Great job, David!

Spring Thaw Issues

As the resort begins to thaw out, please be conscious of driving on wet areas of the resort. Empty lots, dirt roads and the slope to the beach develop deep ruts that are a challenge to repair when driven on when the ground is unstable.

REMIND Program

Each lot is required to have at least one contact signed up for the REMIND program. To receive instant messages regarding urgent issues at the resort, see the "Members Area" at the community association's website www.lakemcgregorresort.com for sign up instructions. (See the "Emergency Text/Email Program" section)

Indoor Pool Update - We know everyone is anxious to receive an update on the status of the indoor pool. Over the course of the fall and winter, the management and association board have continued to follow up with prospective leads that were interested in providing quotes for this project. Getting follow through from companies who were willing to come out to the lake to take a close look, and provide a comprehensive quote, proved MUCH more difficult than we anticipated. Our most reasonable ball park quote that we received prior to the Fall AGM resulted in a firmer quote which almost doubled from what was originally discussed, as the company wasn't fully interested in the project. We exhausted efforts in attempting to get contractors who may be able to get the existing pool repaired, even temporarily, to utilize the facilities in the interim while the process of securing, developing and obtaining engineered drawings for the new construction to take place. No company was interested in attempting such repair, which confirmed what we had expected - that the existing pool is unreparable.

At this point, we are currently working on two strong leads that have been on-site and met with David and are very interested in taking on this project. The Board should have both quotes for review within the next week. We will continue to press forward to get this project underway as soon as possible. Understand this is a lengthy process but, like you, we all are eager to get the indoor pool and facilities up and running for us all to enjoy. We will attempt to keep you updated as things progress and at the Spring AGM

2017 Fees - Reminder that all 2017 fees were due in full by January 31st, or by signing up for the monthly preauthorized debit program. If you have not signed up for the monthly program and did not receive a copy of your 2017 invoice, please email Dawn at dawn@lakemcgregorresort.com.

We look forward to a successful season where we come together to enjoy the benefits of family, friends and community.

Sincerely,
LMCECA Board of Directors

Social Club Update

Even though it's winter, there have been plenty of activities at the Lake.

On October 8, there was a great turn out for our Thanksgiving dinner held at the clubhouse.

We also had a great turn out for our New Years events. With skating and a hockey game on the lake, plus a gingerbread house competition and evening dinner, dancing and karaoke, the day was a wonderful way to get to know our neighbours.

Thank you, Kim, for organizing such great community events!

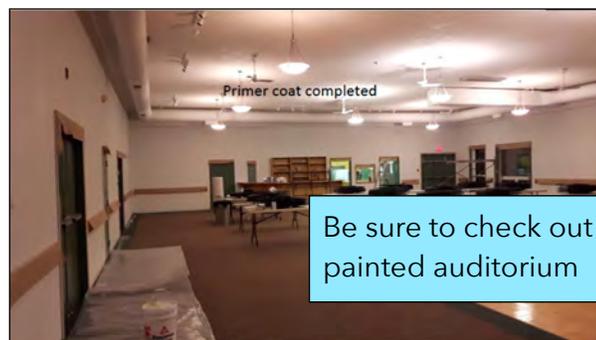
Are you interested in becoming a member of the Social Club Committee, or would you like to volunteer for individual events? If so, please email Kim at kimjohnson715@msn.com.



Staffing Update

We are happy to welcome Lorne Friesen on staff here at the resort. Lorne comes to us with a great amount of experience and has already been a huge help to David as we race through the winter and into spring.

We are still searching for this new season's camp hosts. If you know of a couple or person who could fit the bill, please have them contact David at manager@lakemcgregorresort.com. Please see page 7 for the posting for this position. We are also exploring the idea of hiring a student for the season and have applied to the STEP program to see if we can get funding in this regard. This is a great opportunity for the resort to get some additional seasonal help, and for a young person to grow and develop their skills. We are seeking leads for student (secondary or post secondary) labour. Interested parties should email David as well. We will require candidates have a valid driver's license - not a learner's permit.



Be sure to check out the freshly painted auditorium

Campsite Rate Update

Rates and policies for campsite rentals have been updated, as follows:

Seasonal Rates

Specified seasonal spaces can be rented for \$3,500 for the period of May 19 to September 4.

Park Model

The park model can be rented for \$125.00 per night with a two-night minimum for weekends, a three-night minimum for long weekends. Single night bookings will be accepted with notice of two weeks or less.

A \$100.00 deposit is required for all park model bookings. This will be refunded within three business days if the unit is left clean and in good order.

Overflow Camp Sites

Overflow camp sites can be rented for \$40.00 per night only when the other camp sites are full.

Tents

Tents are not permitted anywhere in the camping area.

Booking Procedures

Camp site bookings can only be made by LMCE owners. These are done online at the community associations website www.lakemcgregorresort.com. See the "Campsite Registration" link.



Water Turn-On Bookings

As the seasons begin to change, you will soon be thinking about turning on your water. To do so, please notify us in advance by emailing manager@lakemcgregorresort.com or calling/texting David at 403-485-8105 to book a time.

Note that your resort fees must be current, and you should be onsite at the time to check for any burst pipes.



Boat / Vehicle Tagging

We are excited to announce that vehicle tagging will be available this year. This will be an enormous help in identifying residents' vehicles and assist everyone in tricky places like the boat launch, docks, and storage compound. Vehicles that will require tags are boats, trailers, seadoos, RVs and golf carts. We are waiting for warmer weather, as the decals will adhere better above freezing. Stay tuned for details and a start date. Now could be a good time to double check the make, model and license plate numbers etc. of your vehicles in preparation. Also, please ensure that your golf cart is insured. Most home insurance policies will cover these, but it's a good idea to check with your provider.

Tree Planting Program

We would like to form a committee to create a landscaping plan for the beach area, and to create a strategy for tree replacement in the resort.



If you are interested in participating in this committee, please email David at manager@lakemcgregorresort.com by April 1, 2017.

Resident Site Care Program

We are pleased to announce the launch of a new resident site care program. This will allow your property to be cared for, whether you can't make it out to the resort very often, or would rather be out on the lake than behind a mower every weekend.

This user-pay program will offer two options for interested owners to choose from.

The first option is to take care of gravel driveways, pulling larger weeds and spraying smaller ones to keep this stubborn area under control.

The second option varies from site to site, but will be basic mowing, weed whipping etc.

Owners can chose one or both.

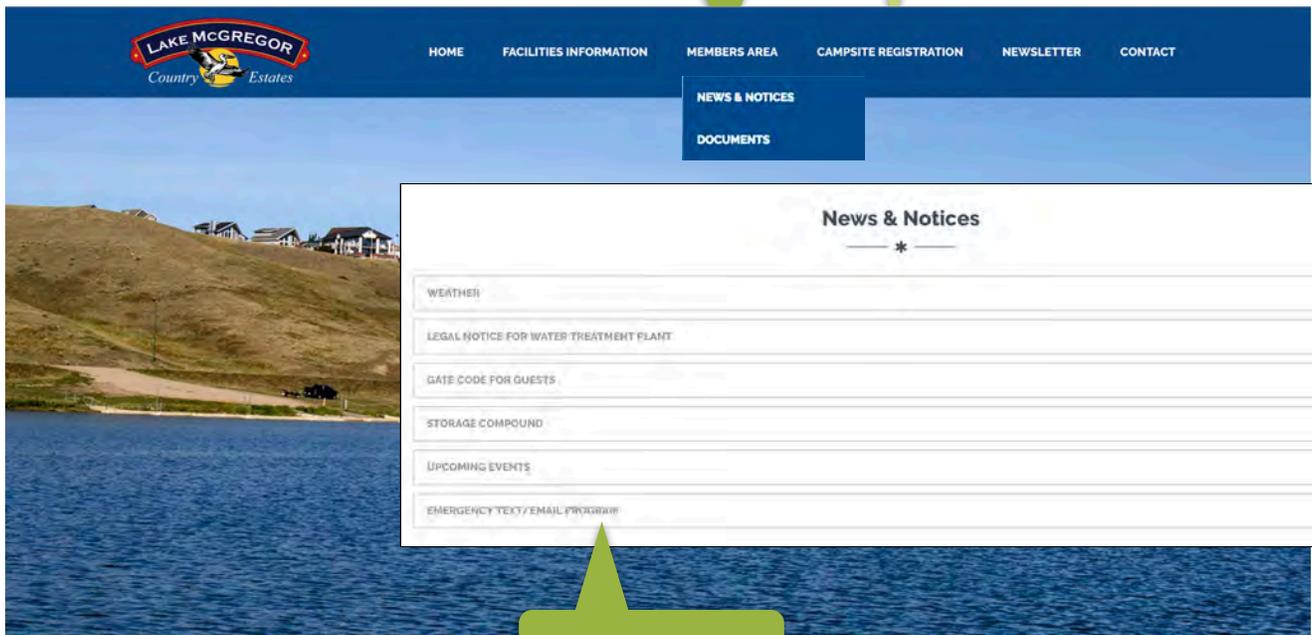
We are actively working out the details for this month-to-month program in preparation for the spring. If this is something you are interested in, please email David at manager@lakemcgregorresort.com.

www.LakeMcGregorResort.com

Website Overview

Click here for News, Notices and other items such as bylaws. Contact the manager or a board member for login details.

Click here for a short-cut to campsite reservations. Use the same login details that are used in the Members Area section.



REMIND
program
sign-up section

Lake McGregor Country Estates
Vulcan County, Alberta, Canada

Work Camper Positions Available (Two Couples)

2017 Season - Mid May to Mid Oct. - some flexibility



Lake McGregor Country Estates is a private four season resort development 33 km east of Vulcan, Alberta on Hwy 531. It currently consists of a combination of approximately 160 house and RV lots individually owned by Lake McGregor Community Association members. The Community Association facilities are set in a park like setting on Lake McGregor and include things such as clubhouse, swimming pools, tennis court, boat docks, beach, ball diamond, water and waste treatment facilities, and 15 guest rental RV camping stalls.

These positions are suitable for retired couples and provide an opportunity for the successful applicants (couples preferred) to support our permanent staff with security and maintenance of buildings, pools and grounds; and managing reservation system and check ins for rental RV sites. Preference will be given to candidates with previous related experience and who demonstrate confidence, flexibility, enthusiasm and excellent communication skills. We will work with successful applicants to establish satisfactory working days/hours, with some flexibility, for the applicants and the resort.

Remuneration is based on minimum combined 25 hours per week per couple and will consist of free rental of RV Lot with water, sewer, and 50-amp electricity. Also included is the use of the Community Association facilities including club house, pool, beach, lake, coin laundry, Wi-Fi and participation in community social functions.

Please send resumes, together with a current photo of yourself, your camping unit and any pets to: info@lakemcgregorresort.ca. We thank all applicants. Only short-listed candidates will be contacted.



Visit <http://www.lakemcgregorresort.com>