

Bay Lake Property Owners Association Newsletter

www.baylakeontario.com



IT'S TIME AGAIN FOR THE ANNUAL PANCAKE BREAKFAST!

Come on everyone – come out and join us at this year's Pancake Breakfast. All you have to do is show up at the Clear Lake / Bay Lake Hall on **Sunday, May 22nd** (with a bit of money) and we'll take care of the rest.

A delicious breakfast of **sausages** and **pancakes**, with locally-produced **maple syrup**, will be served starting 9:00 a.m. right up until noon. Coffee, tea and juice are also included, all for the low price of:

- Adult – \$6.00
- Youths (5-12) – \$4.00
- 4 years and under – FREE

A host of volunteers will be on hand to serve you, and there will be opportunities to win and bid on some great prizes.

This is our big fund-raising event of the year, so please support your association by coming out. Additional friends, family, visitors and renters are always welcome, too.

While you are there, please be sure to check in at the Membership Table. We will not only be accepting membership fees (\$15.00 for one vote at the AGM, \$20.00 for two votes), but would like to get as many email addresses as possible,

and also any change of address information. This is the perfect opportunity to make sure our records are up-to-date.

So, add these points to your May long weekend checklist:

- Sunday morning – go to Hall;
- Check in at membership table (pay membership dues, provide email address, update/verify address information);
- Buy breakfast ticket(s);
- Enjoy!



INSIDE THIS NEWSLETTER

eBayLake Your Buy and Sell Service	4
Local Events.....	3
Nature's Way	3
Neighbourhood Watch.....	3
Perry Township Activities.....	3
Sad Partings	3
Septic Systems.....	2
WRAFT	2
You and the Pancake Breakfast	4

WRAFT

WRAFT is an acronym for the government lobby group – Waterfront Ratepayers After Fair Taxation – which was formed to support efforts to have waterfront ratepayer’s taxation rates changed to reflect a fairer distribution of the load of taxation in municipalities with lakefront properties.

Since the provincial use of the Market Value Assessment (MVA) method of assessing taxes, waterfront properties in particular have had taxes increase dramatically because of the escalating values of those properties.

This has led to a disproportionate load of taxation on the owners of these properties versus the property owners not on waterfronts. In some areas, taxes for non-waterfront properties have decreased (as happened in Perry Township in 2004).

Your executive voted to join WRAFT in support of their lobbying efforts, as reported in the Winter Newsletter. Since then, the directors of WRAFT asked all executives of all the 100+ member associations to write to their M.P.P. and to the Provincial Ministers of Finance and Urban Affairs to voice concern about the cost of taxes as a result of MVA. Suggested copy for such a letter was presented at the last BLPOA Executive meeting for members to personalize and send.

The directors of WRAFT are now asking all property owner members of the associations that have joined WRAFT to also write letters to these members of the Provincial Parliament. If you wish to participate in this, you can get a list of addresses from www.wraft.com and a copy of proposed letter content by emailing randyandbrenda.webber@sympatico.ca.

As part of their ongoing efforts, WRAFT has recently submitted reform proposals to Queens Park. Their website will have details of this and other activities.

SEPTIC SYSTEMS

This is the second article on the important topic of **maintaining a healthy septic system**. In the last article, we discussed how septic systems work and the importance of having them **pumped out regularly – every 3 to 5 years**.

This article will provide you with information on how to find your septic system in order to dig out the manholes covers when you are ready to get it pumped out.

The easiest way is to locate the markers you placed over the manhole covers the last time. What – you didn’t do that? Well then, simply get out the diagram of your septic system from your records. What – you don’t have that? You could try getting this from an appropriate government department (county health or building and safety, for example).

No luck? Then get a steel rod and start probing the lawn. The septic tank will have to be at least 5 feet from the building and will usually be 6 to 24 inches underground. Once you outline the tank using the rod, you will have to start digging to find the manhole covers. There are usually two concrete covers with metal handles, each roughly two feet square, which are situated within four feet of each other. If you are still having problems, the septic service you called may be willing to help.

Once you’ve dug up the covers and the septic service arrives on site, then about another half-hour will be all the time you’ll have to spend for the next 3-5 years on this important task.

Oh yeah – you might want to take a few minutes to mark those manhole covers for the next time!

Thanks to Mag Ruffman, ToolGirl, for the information in her article in the Toronto Star on July 22, 2004, entitled “Getting pumped over septic systems”.

LOCAL EVENTS

There will be a **pre-teen dance** at the Kearney Community Centre on Friday, April 22nd from 7:00 to 10:00 p.m.

The Holy Spirit Church is putting on a **ham and scalloped potato dinner** at the Katrine Community Centre between 4:30 and 7:00 p.m. on Saturday, April 30th. Tickets are \$10.00 for adults and \$6.00 for children.

And don't forget our very own **Pancake Breakfast** at the Clear Lake/Bay Lake Hall between 9:00 and noon on Sunday May 22nd.

SAD PARTINGS

We are very sad to inform you of the passing of Jim Hannan of North Bay Lake Road. Jim and his wife, Marva, have been on Bay Lake for many years. Together, they have given generously of their time and money toward projects for both the Bay Lake community and the Clear Lake/Bay Lake Hall. Jim was a past president of the Bay Lake Property Owners Association, and also of the Clear Lake/Bay Lake Hall Association, and he paid for and had the Fire Warning and Deer Crossing signs erected along the road. Our condolences are extended to Marva and the rest of the family.

NATURE'S WAY

Changes to the shoreline are not to be undertaken without permits from the appropriate municipal, provincial **and** federal agencies. A local newspaper reported how one cottage owner found this out the hard way. Not only was he fined \$5,000 for altering the sensitive fish habitat, but he also had to pay over \$4,000 to restore his shoreline to its previous state.

NEIGHBOURHOOD WATCH

Many people may not be aware that Bay Lake was once a Neighbourhood Watch community. To quote from their website:

"Neighbourhood Watch provides a means of reducing the opportunity for crime to occur, through the active participation of citizens. Community members are taught how to make their homes less inviting for thieves, how to participate in Operation Identification, making their personal property less desirable to burglars, and how to be alert to suspicious activity in their neighbourhoods.

Very few people are in a position to protect their homes and property all of the time and the Neighbourhood Watch program can help to provide a sense of security for individuals or families who leave their homes for any length of time. The program also helps to co-ordinate the efforts of the police and the community in tracking down criminals.

Strong individual, community, and police involvement is what makes the program such a success because – together we can prevent crime!"

If you would like to be involved in reactivating Neighbourhood Watch, please contact Roger Monchamp at 636-1507.

Regardless of our involvement with a formal program, it is suggested that neighbours share their schedules with each other so that any unusual activities can be reported to the police.

We have also arranged for a **community liaison police officer** to attend the **Pancake Breakfast** to be available to speak to members about safety issues pertaining to our community.

PERRY TOWNSHIP ACTIVITIES

As of April 1st you need a **fire permit** for outdoor fires. Pick one up at the Recycle Centre on Highway 592.

If you would like to keep up-to-date on activities going on in the Township of Perry, visit their website at www.perrytownship.com.

EBAYLAKE

YOUR BUY AND SELL SERVICE

Now that the good weather is finally getting here and more people are coming up to Bay Lake, we expect that there will be lots of items people will be looking to buy or sell. That's what the new eBayLake service on our website is for.

If you have items you would like to sell, or if you are looking for items to buy, then this is the place for you. Visit the website at www.baylakeontario.com and click the eBayLake link to see what's listed.

Here's how you can participate:

1) **To list an item**, simply send an email to ebaylake@baylakeontario.com with the text of your ad as you want it to appear. Be sure to provide the following information:

- Your name and contact information, including the name and Bay Lake address of the BLPOA member;
- Whether your item is WANTED or FOR SALE;
- The name of the item;
- A brief description of the item;
- The cost of the item (if selling).

Assuming your request passes our screening process, it will be posted on the site (inappropriate or illegal items will not be accepted, and items will be posted from paid-up members only). People interested will contact you directly. If you sell or buy your item, you will need to send another email to ebaylake@baylakeontario.com informing us of this so we can remove it from the listing.

2) **To review the items** posted:

- Visit the website
- Click on the eBayLake link

3) **To respond to an item** posted:

- Send an email to the contact person (in most cases, this can be done by clicking on the email address for the listing).

That's it! We hope you enjoy this new service. We look forward to receiving your ads as well as any feedback you may have.

Please note that this "buy and sell" service is offered to members of the Bay Lake Property Owners Association only. You must be a paid member in the current year for your submissions to be posted.

eBayLake is intended to provide information only on items that members wish to buy or sell. The Bay Lake Property Owners Association in no way guarantees or warranties the items listed here, and assumes no risks or responsibilities as a result of members using this service. Members using this service undertake to complete the transactions themselves in good faith.

YOU AND THE PANCAKE BREAKFAST

This annual event always benefits from the involvement of our members. Are you able to:

- **contribute items** to the prize table, and/or
- **volunteer some time** on Sunday, May 22nd?

If so, please contact Roger Monchamp at 636-1507 or Judy Dunn at 636-5727.

Donations of items and/or time would be greatly appreciated.

Remember, while you are at the Pancake Breakfast, you can also:

- **submit photos** for the photo contest,
- **visit the Membership Table** to pay your dues or update your contact information.