

Bay Lake Property Owners Association Newsletter

www.baylakeontario.com

Winter



2005

ASSOCIATION ACTIVITIES

The Executive is happy to provide the following activities to its members in 2005:

Pancake Breakfast

This annual event is always held on the Sunday of the May long weekend at the Clear Lake / Bay Lake Hall. A host of volunteers is on hand to serve you a delicious breakfast, and there are opportunities to win some great prizes.

Fun Day

Kids and adults always enjoy this outing. It is your chance to spend an afternoon pigging out on hot dogs and playing games. Join us at the boat ramp on the Saturday of the July long weekend.

Poker Run

This is a great opportunity to get around the lake and meet some of your neighbours while at the same time putting yourself in the running for some big cash winnings! Make a date with lady luck on the Saturday of the August long weekend.

Corn Roast

This fall event is a great time to sit around a fire with your neighbours and enjoy some great BBQ treats.

Your participation in these events is key, so please make plans to attend. And remember that renters and guests are always welcome at these events, too.

Also, don't forget the **Annual General Meeting** on the Sunday of the long weekend in August at the Clear Lake / Bay Lake Hall. We need your involvement in this association and this is our most important event.



INSIDE THIS NEWSLETTER

Buy and Sell.....	4
Email Addresses.....	4
Executive Position Opening	4
Helpful Hints	3
Local Events	3
Nature's Way	3
Photo Contest	3
Sad Partings.....	3
Septic Systems.....	2
Winter Update	3
WRAFT.....	2

WRAFT

In December 2004 your executive voted in favour of joining WRAFT, a political lobby group.

WRAFT, which stands for **Waterfront Ratepayers After Fair Taxation**, is a coalition of waterfront associations in Ontario that are lobbying the provincial government for changes to the way taxation applies to cottages and other waterfront properties.

The goal of WRAFT is to achieve equity in property taxation for waterfront owners. They want to:

- ? Halt an unfair shift in municipal taxes to waterfront properties;
- ? Find ways to mitigate rising property taxes;
- ? Fight for reform in the way property taxes are allocated.

Through their efforts and research the organizers of WRAFT hope to persuade the government to reform its tax legislation to achieve the above goals.

WRAFT and lake associations across Ontario are working to have the government change taxation rules by which municipalities can apply tax rates. Current rates of municipal taxation are set by the local municipality using market value assessments of properties established by the Municipal Assessment Corporation.

You can visit the WRAFT website by simply going to the Bay Lake website at www.baylakeontario.com and clicking on the WRAFT link.

The Executive will make a full report on this association's activities at the AGM in August.

SEPTIC SYSTEMS

While the majority of us rely on our septic systems, they can be taken for granted and misunderstood. This is the first of a series of articles on this important topic.

Here's how septic systems work: waste water flows into a tank that contains bacteria that destroy disease organisms; as the tank fills waste water exits through an outlet pipe and goes into a leach field; the leach field filters the waste water further.

The best thing you can do for your septic system is to get it pumped out every 3 to 5 years (in one township in Quebec, it's the law to pump out every 2 years for lakefront property). At least one Bay Lake owner knows that when the Summer Olympics are on TV then it's time for a pump-out! Many owners group together and have theirs done at the same time in order to get a discounted rate. Do whatever works for you, but be sure to set a regular pump-out schedule and keep to it.

If not cleaned out regularly, septic systems can back up into the house, contaminate well water, and smell and/or look bad. They can also contribute to the build-up of water algae and weeds, which is not healthy for the lake.

Some tips for maintaining your septic system:

- ? **Get it pumped out every 3-5 years;**
- ? Don't overload it with water, for instance by doing multiple loads of laundry in one day (this can flush solids into the leach field and clog it);
- ? Do use liquid rather than powder laundry detergent, and use a liquid dishwasher liquid with a phosphate content under 2%;
- ? Don't use commercial products that claim to clean or improve your septic system.

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".

WINTER UPDATE

December was a big month for snow with 50" coming down. However, that has been followed by a couple of periods of warm weather and rain, so a lot of the snow has melted. January continued to provide more snow, which has fallen on top of the ice that was left behind after the warmer weather turned cold!

While reports in December were warning people to stay off the lakes, people have since been using the lake for snowmobiling and cross-country skiing.

LOCAL EVENTS

The Kearney Dog Sled races are being held again this year on February 12th and 13th. Activities start on the Friday evening, with races and other events being run throughout the rest of the weekend.

Sprucedale is celebrating its 36th Winter Carnival on February 11th and 12th. A parade and pancake breakfast kick things off on the 12th, followed by a day full of games and activities for kids and adults alike.

SAD PARTINGS

Our condolences go to Susan Friedman whose husband, David, died suddenly early in the new year; and to Bill and Jane Coreno on the death of her father, Frank Gabriel; and also to Hazel Buhler on the death of her daughter Jacqueline Copeland (sister to Sharon Upham, Bev Doan and Nancy Market).

Our thoughts are with them and their families as they go through these difficult times.

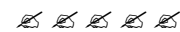
PHOTO CONTEST

Just a reminder that the 2005 photo contest is currently underway. If you have a photo you think might be a winner, please submit it to Patti Tilley. The photo must be printed (this includes paper prints of digital photographs).

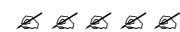
If yours is chosen as a winner, we will arrange to have your photo plaqued for you.

HELPFUL HINTS

Do you ever arrive at your cottage and wonder how long the power has been off? It's often easy to tell that the power has been off, but not as easy to tell for how long. Here's a tip: place an ice cube in a baggie in the freezer before you leave. When you return, check the baggie. If the ice cube is still in its original shape, then the power has not been off, or at least not long enough to affect the food in your freezer. If the ice cube has melted and re-frozen, then the power has been off long enough to spoil your frozen food. If the ice cube has turned to water, or if you can't tell the state of the ice cube because it's too dark, then chances are the power is still off!



One member suggested that a good way to ensure that the power does not go off is to buy a generator. They back this statement up with the fact that there has not been a single power outage since they bought a generator last year.



NATURE'S WAY

There have been some interesting wildlife sightings this winter, including wild turkeys and wolves. The wild turkeys were spotted in various locations in the area, but the wolves have been seen near the outlet river on Bay Lake Road. It is believed they are attracted to a herd of deer that have been living in that area.

BUY AND SELL ON EBAYLAKE

As requested by the membership at the last AGM, we are proud to introduce your online buy and sell service – **eBayLake!**

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). 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 warrants 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.

EMAIL ADDRESSES

We are trying to gather as many member email addresses as possible. If we have your email address we can not only save money by distributing the newsletter to you electronically, but we are able to communicate with you quickly when needed.

If you would like to be included on our email mailing list, please send an email to emails@baylakeontario.com or visit the website (www.baylakeontario.com) and click the email link.

OPENING ON THE EXECUTIVE

Due to the resignation of one of the members, there is an opening on the Executive. If anyone is interested in joining this fun and worthwhile group, please contact Roger Monchamp at 705-636-1507.