

Bay Lake Property Owners Association Newsletter

www.baylakeontario.com



Fall, 2005



REPORT ON THE ANNUAL GENERAL MEETING

Thanks to those who attended the 2005 AGM. This year we heard from Ernie Rye, a representative of the Clear Lake/Bay Lake Hall, who reported that the Hall was experiencing financial difficulties. He asked those present to support the Hall by becoming members and/or buying a ticket for their Elimination Draw fundraiser.

This was followed by remarks from the out-going President, Roger Monchamp. Roger outlined the function and activities of the Association and asked members to consider sitting on the Executive.

Our Lake Steward, Jack Podwinski, reported on water safety concerns related to excessive boat speeds, the low lake level due to drought conditions, the condition of the boat ramp, and options for stocking fish in the lake.

Dave Opatofsky, an OPP Community Service Officer, made a presentation covering topics such as requirements for the boating competency card, neighbourhood watch programs, the police patrol schedule, and crime in the area. Constable Opatofsky said that while there had been some break-ins on Bay Lake, crime was not high in the area.

The membership then passed two amendments to the constitution regarding the succession of officers on the Executive and a change in the membership fees structure.

Randy Webber made a presentation on the Association's membership in WRAFT as a means of raising issues related to the taxation of waterfront properties, and then Bill Core gave a brief overview of Township business as it affects Bay Lake and the surrounding area.

After election of the new Executive (see page 4), the member's draw took place. A free membership was won by Glen Adams, Clive Robinson and Ivan Rand. Congratulations to all three!

We very much appreciate the participation of all those who attended to conduct the business of the Bay Lake Property Owner's Association and to direct the Executive in their efforts for the coming year.



INSIDE THIS NEWSLETTER

Association Activities.....	2
Bay Lake Sign Board.....	2
Boat Ramp Repairs.....	2
MPAC Meeting Report	3
Township News	2
Your New Executive.....	4
Water Level Controls.....	4
WRAFT Update.....	3

ASSOCIATION ACTIVITIES

Summer Poker Run

The theme poker run was back again this year. The enthusiastic response to the opportunity to decorate a boat and parade it around the lake was so high that two \$30.00 prizes were awarded. Congratulations to the winning themes of Tropical Isle and Braveheart.

There was also a tie for the winning poker hand – a straight that earned both winners \$40.00 each. Ten other lucky winners got a share in an \$85.00 pot. In total, \$225.00 in prize money was given out.

Corn Roast

It was another perfect early fall evening for the 80+ people who came out to this year's corn roast. Sausages, hot dogs, corn and chili were on the menu again this year and all were excellent.

There was definitely no shortage of wood for the bonfire, which Rob Tilley managed to keep to just under mammoth proportions. Some of those close to the fire were able to sit around in their shirt sleeves and shorts!

Many thanks go to those who arranged for the BBQ supplies and corn, and to the chefs who made 3 different types of chili.

Thanks also to everyone who arrived early to set up and stayed late to clean up.

Photo Contest

Congratulations to Ross and Penny Jenkins for their winning entry in this year's photo contest. Their prize was a \$20 gift certificate from the Cavalcade photo shop in Huntsville to get their photo enlarged and plaqued.

BAY LAKE SIGN BOARD

The printed directory listing displays the names, in alphabetical order, and 911 lot numbers of those property owners who have paid the current year's membership fee as of October 1st. This listing will be updated twice a year, in September and in June, so no changes will be made to the listing until then.

We ask that you do not post any signs on the new sign board. Please continue to use the Notice Board for general community information and other personal notices.

BOAT RAMP REPAIRS

The Township has completed repairs to the concrete pads at the boat ramp. We are asking that snowmobilers NOT use the ramp to access or exit the lake this winter as it is believed that this is what breaks up the concrete. We will try to create a path on either side of the ramp that can be used instead.

TOWNSHIP NEWS

Road Paving: It had been planned to have Bay Lake Road, from Maple Drive to the end, paved this fall. It was decided to delay this until next spring once it became apparent that there would not be enough time to properly prepare the road. Therefore, road preparation has been underway this fall and the project will be completed in June.

Home Depot: Approval has been given by the OMB for the building permit for a Home Depot at Muskoka Commerce Park. It is hoped to be open for business next year.

Information Centre: Perry Township has agreed to buy the Information Centre on Highway 11 at Fern Glen Road. Construction on a 6,000 sq. ft. structure for both the Information Centre and new municipal offices should be completed by the Fall of 2006.

WRAFT UPDATE

The following is a summary prepared by Randy Webber of the Fall Report from WRAFT. The full report is available at their website www.wraft.com.

- WRAFT membership is now at 175 cottage associations, 30,000 property owners and more than 100,000 voters.
- Over 500 letters have been sent to MPP's by lake association members. If you have not already done so, WRAFT executive members ask that you send a letter to your local MPP, to Norm Miller as MPP for Perry Township, or both.

Your letter can make a difference. When you do write, also send a copy to WRAFT. Their address is listed on their website, as are some suggested points to include in your letter.

- Tax shifting is now also being felt in non-waterfront properties.
- The government's position is that the current method of assessment is the fairest means of tax distribution.
- The WRAFT fall meeting is being held in Toronto on November 5. Lake association members are welcome to attend.

It is WRAFT's contention that until the provincial government changes taxation and assessment rules your taxes will continue to rise. Your township council can mitigate the increases to some degree but the major change must occur at Queen's Park.

Your association continues to support WRAFT through membership fees and donations. If you would like to donate personally, you can send a cheque to WRAFT, 131 Bloor Street West, Suite 200, Box 263, Toronto ON M5S 1R8.

MPAC MEETING REPORT

Representatives of the Municipal Property Assessment Corporation (MPAC) met with Perry Township Council on October 5th to discuss property assessments for our municipality, which rose by an average of 30%. This has many people concerned that they will be paying much higher taxes next year. Mayor Bill Core explained that Town Council would TRY to lower the tax (mill) rate to a level that would bring in approximately the same amount of money as last year (your property value is multiplied by the tax rate to determine your tax amount). IF this is done, those people whose property assessment rose by the average of 30% can expect to pay approximately the same amount in taxes next year as they did this year. Anyone whose assessment is above 30% should expect to pay more tax. For example, if your assessment went up by 60% (double the average), you could probably expect to pay somewhere around 20%-25% more in taxes next year.

MPAC will be holding a public information session in our area sometime in November. They told us that you will be able to meet with MPAC representatives at that time to discuss your specific assessment. However, MPAC maintains that, regardless of the percentage increase, if you could have sold your property in 2005 for the assessed amount, then you received an accurate assessment.

The place and time of the session will be posted in papers like the Almaguin and Huntsville Forester and the Almaguin News. It will also be posted on the BLPOA website.

A suggestion arising from the October 5th meeting was to invite interested citizens to sit on a committee and provide community involvement in the budget process. This invitation will also be posted in the local papers and we will keep you informed via the BLPOA website.

YOUR NEW EXECUTIVE

Please welcome the following people into their positions on the BLPOA Executive 2005/2006:

President 773 Bay Lake Road	Cheryl Stamper 636-0222
1st Vice President 501 N. Bay Lake Road	Bill Paterson 636-0568
2nd Vice President Bay Lake Road	Glen Adams 636-
Treasurer 1445 Bay Lake Road	Judy Dunn 636-5727
Secretaries 501 N. Bay Lake Road	Janice Paterson 636-0568
34 Raspberry Lane	Linda Szeli 416-456-7418 (cell)
Membership 1481B Bay Lake Road	Harold Aylesworth Betty Aylesworth 635-1759
Newsletter	Cheryl Stamper
Website 773 Bay Lake Road	Doug Banwell 636-0222
Members at Large 897 Bay Lake Road	Ross Jenkins 636-9842
54 Hillcrest Lane	Curtiss MacDonald 636-5930
65 Maple Drive	Janet McKay Rick Smith 636-1794
34 Raspberry Lane	Peter Szeli 416-456-7418 (cell)
1427 Bay Lake Road	Patti Tilley 636-7340
58 Frank Lane	Glen Vey 636-1414
Lake Steward 1451 Bay Lake Road	Jack Podwinski 636-7365

WATER LEVEL CONTROLS

This Summer's Low Water Level

Many people were concerned this summer that the water level in our lake was quite low. Our Lake Steward, Jack Podwinski, reported at the AGM that this was mostly due to the weather: very low rainfall resulting in drought-like conditions, coupled with high temperatures resulting in high evaporation.

As Lake Steward, Jack is responsible for the placement of sandbags at the outlet to allow for the retention of water in the summer while maintaining some outflow down the river. Even the addition of extra sandbags this year could not counter the weather's effect.

Ongoing Water Level Maintenance

Years of an unstructured approach to maintaining water levels in Bay Lake resulted in widespread dissatisfaction. In spite of their frustration with the situation, the property owners on either side of the outlet reached an agreement with your Association to allow our Lake Steward onto their property to conduct outlet maintenance.

Unfortunately, there has been unsanctioned activity at the outlet this year - rocks were placed in the outlet pipe and sandbags were removed. These actions have the potential to upset the very delicate balance of the agreement with the affected property owners. It is imperative that everyone on the lake respect this agreement if it is to continue working.

So, PLEASE, unless in the company of the Lake Steward, everyone is asked to refrain from visiting the outlet site.

If you have any concerns about the water level, please contact our Lake Steward or any member of the Executive. Do not take it upon yourself to do something about it - your association is looking after this on your behalf.