

# LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)

#53-9196 Tronson Rd. VERNON, BC V1H 1E8: [www.leca-vernon.ca](http://www.leca-vernon.ca)  
NOVEMBER 2019

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## LECA BOARD OF DIRECTORS:

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<b>Director</b>	<b>Al Rozek (Peregrine Estates)</b>

**CONTACT email:** [lecasecretary@gmail.com](mailto:lecasecretary@gmail.com)

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**Update: Corix Meeting – October 22, 2019.** The meeting was well attended with 39 homes represented or 65+ residents. Corix was represented by Sean Twomey, Vice-President of Corix and Paul Burgess, Manager of Operations, Kelowna office. The presentation given by the Corix reps, a handout about the company, questions from attendees and answers, and additional general information presented at this meeting is posted on LECA's website, under “LECA Events” for your perusal.

**UPDATE: CLE Parkland** – The City has completed the fencing delineating the parkland area from the Haven B&B. The remaining funds that were allocated to construction of this parkland will be carried over by the Planning Dept to 2020. City workers were also at the parkland November 27 & 28 raking leaves and general maintenance. LECA is scheduling a meeting next month before Christmas, with City Planning staff to secure a community meeting date for early Spring to provide input into the City's Park Plan. LECA should have some definite dates to share with CLE residents in its February Newsletter.

**FIRESMART (FS):** A walk-about of the CLE community was completed by professionals from City of Vernon Fire Dept., organized by CLE's FS Committee. The subsequent Wildfire Hazard Assessment Report has been posted to LECA's

website for your information.

The goal of the FireSmart Canada Program is to reduce the wildfire risk to property, infrastructure and public safety in the Canadian Wildland Urban Interface (WUI) by helping communities such as ours become fire adapted. We encourage all CLE residents to review the FS information on LECA's website as it pertains to every resident in our interface community.

LECA will take the lead role for FS from a community standpoint. Further clarification regarding LECA's involvement will be coordinated with the FS Committee. A full update will be provided to the membership at LECA's AGM at the end of April.

**RESOURCE/BEACH UPDATE:** Due to inclement weather this Fall the beach docks and tables were not stained. This task will be incorporated into the Beach clean-up volunteer work bee in mid May.

**VOLUNTEERING:** We hope you'll consider becoming a LECA volunteer to assist with organizing LECA's social events - the Family Beach BBQ in July or the Adult Beach Pot Luck; beach projects and/or maintenance; or sitting as a LECA Board member. The LECA Board has 4 meetings a year: early May, August, November, February and the AGM at the end of April. It's a rewarding experience that benefits our CLE community.

**LECA MEMBERSHIP:** At this time, LECA has 221 members. LECA did a review of the number of homes in CLE, there are currently 284 homes, excluding new builds under construction in the freehold areas.

LECA also contacted four Vernon real estate agents – 2 from Remax, 1 from Royal LaPage and 1 from Coldwell Banker, all of whom have listed and sold properties in CLE and know the neighbourhood well. They were asked the same question: “When you're showing any property in CLE, do you highlight the private beach facilities as an added bonus? Does it add to the value of the property?”

The following are general comments repeated by all 4 agents in their responses:

The #1 priority for property buyers coming to the Okanagan is not mountains or forest vistas, it's lake views, especially those coming from Alberta, the Prairies and large urban cities. This is what they want, looking for an area such as what we have. The Beach and boat launch are a huge bonus. It absolutely adds value to

any of the properties up here. During Summer months, there's a 30-45 min., wait to launch a boat at Paddlewheel Park.

Generally most people who buy here buy because of the privacy/quiet and proximity to the lake/beach/boat launch. Without these facilities it would be a different picture due to the drive to town. Even for those who purchase a property, there's usually the comment that it's too bad it wasn't closer to town. The private beach facilities definitely increase the value of every property, without that it would be quite difficult to sell up here. The added bonus of the beach facilities is always a consideration entered into the property valuation.

A final question was asked: “Are you able to put an approximate \$ amount to CLE properties resulting from the added bonus of the beach facilities?”

All 4 agents agreed that the beach added huge value but that it was impossible to say. No one was prepared to give a specific \$ amount, that the additional value was dependent on sq. footage of the home, size of the lot, proximity to the water, whether in the Strata, etc. Basically dependent on size and location.

As you know, LECA is able to maintain the beach facilities by meeting the conditions imposed by the developer. This is only possible through its membership fees. Whether or not you use the beach facilities, its added value to every property is clear. Should you have any questions or require additional information on membership, please contact LECA.

*Your LECA Board would like to take this opportunity to wish you and your families a joyous Christmas season and the very best for 2020!*

