

**LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)  
OCTOBER 2022 NEWSLETTER**

LECA Board of Directors

President:	Regan Borisenko (Phoenix)
Vice President:	Al Rozek (Peregrine)
Secretary:	Linda Smith (Peregrine)
Membership:	Betty Gaudet (Free hold)
Resource:	Andy Coulombe (Freehold)
Bookkeeper:	Michelle Fleck (outsourced)
Fire Smart and Emergency	Jim Dubois (Kestrel)
Social:	a sub committee of board members

1. President's Report: Regan Borisenko

On behalf of the Board of Directors of the Lakeview Estates Community Association I'd like to say another season has passed with only a few bumps, and after COVID and the fires last year this was everything we could hope for.

First I'd like to review the purpose of the Board.

Our directive is to manage the requirements of the covenant placed on this beach property. This is our primary obligation to the Agreement and to those who are entitled to use the property. This Agreement can be found on our website.

Managing the Agreement, done by volunteers, requires us to ensure all aspects of it are met financially and physically; if they are not, the consequences could be that we lose the added property value of having access to and use of our own boat launch, beach area and swim dock.

Since the increasing expense of maintaining this property was not being met, we recently raised the annual membership fee to \$150.00, an amount that some believe is equivalent to three bottles of good wine. We feel the fee increase is quite reasonable considering the beach area as an asset to your property and the amenities it offers you and your immediate guests.

The Agreement states clearly which properties have been given permission to use the beach, although as of this date, we have not received a legal opinion on properties that are not mentioned; therefore, we have been allowing access to all paid members of LECA. This may change in the future.

Paid up membership fees give you an access card for the gate; however, unless your membership is paid, you will not be allowed to drive your vehicle down to the beach although accessing it on foot is permitted.

Memberships will not be given to those properties that are rentals of any type. Renters are not mentioned in the Agreement and therefore are not welcome to use the beach or the facilities. If you rent, please know that next year you gate access

cards will be deleted.

Those who do not renew a membership in full next year will have their cards deactivated until we receive payment. Please plan accordingly with your Strata Fees. I'm letting you all know now so that there is no surprise when your card does not work.

The Board is here to manage this beach property for the enjoyment of all members. This year, as in years past, there have been some ugly confrontations and damage to our property. The confrontations, after some review, were with people who not only were not LECA Members but were unaccompanied guests and renters. The Board Members who volunteer their time to manage this property are not the beach police and never will be.

At this point we are doing everything in our power to control non-members from accessing the beach from the road; however, if they pull up in a boat and demand to use our facilities, I expect members will refuse them access. To help with this issue, we will be changing the code to the washrooms every year. If needed, we will increase our fees to have a full time security guard on the beach to deal with these issues although we don't believe we are close to being there yet.

Dogs: This year we had quite a few incidents where dogs were off leash and in the swimming area, despite all the clear signs indicating where dogs are allowed and where they are not.

As a responsible dog owner, please respect that this is a beach for all LECA Members; if anyone ignores these rules in the future, their gate card may be revoked---worse is that dogs will not be allowed on the beach at all.

I want to mention that there are always people behind the scene that make things happen. Our thanks go out to both Larry Shaw who keeps our beach and dock in top shape and Wilf Mulder who maintains our website as well as the countless others who have helped with repairs to the dock, the swim platforms and at beach cleanup events. Our website is updated when we have something to add and you will find these newsletters there as well.

We know these jobs couldn't be done without you---you have our sincere thanks and utmost appreciation.

Regan Borisenko

President on behalf of the LECA Board

## 2. Fire Smart and Emergency Report: Jim Dubois

The owner of the vacant lot (referred to as Kestrel 69 and adjacent to the boatyard) has finally informed me that he will be here on Nov 1 to take care of the cleanup of the lot. I'm not sure if he has anyone in place to do the work, or whether he has any idea the scope of the work to be done.

If this owner's plans fall through, then I will pass this on to the city Fire Chief. Its not really posing a hazard now, but spring will be here soon, and we don't want to have that sitting there like it is for another summer.

As for Fire Smart, a group of us from the stratas and freeholds here in Canadian Lakeview will meet at our place on Friday the 28<sup>th</sup> with Wes Brassard, the City Fire Smart manager. We will review what has taken place this past summer in our various areas, as well as try to develop a plan and secure some funding for our cleanup objectives in 2023.  
Report to follow.

### 3. Membership Report: Betty Gaudet

Another summer of beach, boating, and water sports activities has come to an end, but what a great extended summer we enjoyed!

Our Beach Adult Potluck was a success this year with a great turnout. We shared an evening with friends, met new ones and enjoyed some awesome food.

I'm happy to report that LECA Membership for Freehold is currently at 70%, so we are trending in the right direction. We will continue to work on our LECA Membership over the winter months in the following ways:

A) We will cross reference PAID LECA Membership (FREEHOLD) with the current list of Peregrine Point Gate cards held (Freehold) and deactivate any unpaid Members.

B) We will hold a door-to-door LECA introduction in early spring to ensure we don't miss anyone who might have moved into our community; this will help us touch base with our current members. We are aiming to get everyone's email address so that all are informed, never miss a Newsletter, are aware when LECA Memberships are due and are aware of the date of our upcoming 2023 Annual General Meeting.

Membership is key and if your neighbours or friends are new to our community, please encourage them to join LECA or contact me or anyone of our Directors should they have any questions.

Thanks again everyone.

Betty Gaudet

Membership Director

### 4. Resources Report: Andy Coulombe

How quickly the summer has passed! The washrooms have been closed for the season and the raft is in its winter resting position. I would like to thank all the volunteers that assisted over the summer with the many projects that had to be completed. Also, I would like to thank all of those who care for our facilities daily by picking up garbage, removing debris and keeping the rafts and docks clean and safe for all to use.

I have to say community involvement has been overwhelming and the LECA board greatly appreciates your commitment to this unique beach area.

Please take note: do not to use the garbage cans as no one is attending to them during the off-season. Even though the beach is closed, feel free to have your pets play in the assigned area but not past the posted signs. The bathroom codes will be

changed on a yearly basis as this helps keeps those facilities for community use only. We will be faced with a major project next year as the sinkhole by the Boat ramp continues to grow and will need to be addressed. Given that, I wish you all a great winter and I look forward to seeing everyone again next year with the spring cleanup in mid-May.

Cheers, Andy Coulombe