



Summer Village of Ghost Lake

Mini-Newsletter

www.ghostlake.ca

February 2014

Assessment Notices Mailed

The 2014 property assessment notices were mailed on or before February 18, 2014. ([see back of this newsletter](#)) Property owners have until **April 22, 2014** to file a complaint with the Assessment Review Board.

As a reference, we have included a revenue neutral comparison showing your actual 2013 tax levy compared with what it would have been if the current assessed value had been used to calculate your 2014 levy.

The Assessor will be available to discuss your assessment with you by phone or email. Glen can be contacted either by phone 1-403-394-6040 between 9 am – 9 pm Mon-Fri or email at glen@muniserve.ca. Please contact Glen if you have any questions regarding your assessment.

Contacting Village Office

Please note that your Council members are volunteer community members (your neighbours) who have agreed to serve the community for a 4 year term – they are not your first point of contact for complaints. If you have complaints – please contact the Village Office at 403-554-5515 or admin@ghostlake.ca and your concerns will be directed appropriately.

If your complaint is an emergency situation ie. Fire, Criminal Activity, Accident, etc. please call 911.

Be an Active Part of your community

Council is looking for members to serve as Chair on the Village Social Life Committee. If you are interested, please contact the Village Office.

Also, we are still looking for volunteers to help clean out the doggy dispenser stations. If you have a dog and use the stations, consider taking a turn to help out. Please contact Warren.

Speed Limit in the Village

Please note that the speed limit in the Summer Village is 30 km. Council considered a proposal to lower the limit to 20 km but at this time has decided to create an active awareness program with traffic calming. Council will be reviewing the traffic calming ideas at their next Council meeting in April.

Spring Clean Up & Casual Bar-B-Que – May 10th

The Spring Clean up will be occurring on **Saturday May 10th** and a casual Bar-B-Que will be held later in the day at the Windsurf Beach. Save the Date more information to follow.

Permits

If you are considering building this summer, please note that you may require a development permit and/or building, gas, electrical or plumbing permits.

On June 16th, Building, Gas, Electrical and Plumbing permits will be increasing in cost.

Reminders:

Next Council Meeting

Wednesday, April 16, 2014 5:00 pm
Community Services Building 601 Ghost Lake Village

Access onto the Ice

Access to the lake through the Summer Village is **not open to the public**. Access is restricted to **residents and their accompanying guests only**. Accompanying guests refers to guests that are in the presence of the Ghost Lake Village resident while accessing the lake through the Summer Village. Access is not open to guests to use unless accompanied by a Ghost Lake Village resident.

Village Office Box 19554 RPO South Cranston, Calgary, Alberta T3M 0V4 Phone (403) 554-5515 Fax (403) 206-7209
email admin@ghostlake.ca

Mayor: Brian Oblak (403) 275-5007 Deputy Mayor: Warren Wilson 403 803-9770 Councillor: Noel Betts (403) 881-3839



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April 2014

Upcoming Council Meetings

Council's organizational and regular meeting will be held on **Wednesday, June 11th**.

Meetings commence at 5:00 pm and are held at the Community Services Building 601 Ghost Lake Village. Please check the Village Notice Board or call the Village Office to ensure that the meeting will be held.

All Council meetings are open to the public. If you would like to attend a meeting to observe Council, please feel free to drop by. If you would like to speak with Council on a specific matter, please contact the Village Office one week prior to the meeting to be placed on the agenda.

Annual General Meeting

The Village Annual Meeting will be held on **Saturday, June 21, 2014** at the Community Services Building. The meeting will commence at **1:00 pm** to discuss the civic business of the Village from the past year.

Minutes from last year's meeting are now available on the village website and the agenda for the 2014 meeting will be available after June 11th. Anyone who would like a copy of these items in advance of the meeting, is asked to contact the Village Office at (403) 554-5515 or download them from www.ghostlake.ca.

2014 Tax Notices will be in the Mail by April 28th.

The tax rates have been set for 2014. The municipal portion of the taxes increased 5% in 2014 which included adding \$5,000 to the Capital Works Reserve. The Summer Village saw a 3.8% decrease in school requisition in 2014. **The overall 2014 Tax Revenue is decreasing by .05%**

This year's *municipal* budget will bring in \$78,955 in taxes and the school requisitions, determined by the Province and Calgary Catholic School Board will bring in \$122,068.

Actual rate increases will vary from property to property depending on the assessment changes experience on each individual property.



Please note taxes are due on JUNE 30, 2014. There will be a 10% penalty assessed on all taxes that are received with a postmark that is after June 30th. We accept post dated cheques so if you normally

pay at the end of June, you are encouraged to mail a post dated cheque dated June 30th and we will hold your payment until that date.

Pay Your Taxes Online

Many residents have inquired about paying their taxes online. There are 2 ways to pay online:

1. If you have an account at a TD Canada Trust branch, you are able to set up the Summer Village of Ghost Lake as a Payee on your web banking portfolio. If you are interested, please contact the Village Office and we can provide you with the information that your TD Canada Trust branch requires to set up Ghost Lake as a payee.
2. Pay through Telpay. For residents that are not TD Canada Trust customers you are able to pay online through a secure website bill payment company called Telpay. There is a 50 cent fee for using this service. If you are interested in this service please visit www.telpay.ca then click on personal and click "sign up now" It takes a few days to complete set up – so don't leave it to the last day. Register once and you are good for future year tax bills too!

NOTE: When paying online and by telpay make sure your payments are made at least 4 days PRIOR to tax deadline date to allow for processing time.

NOTE: If you have not received your Tax Notice in the mail by May 12th, please contact the Village Office

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Financial Statement 2013

2013 Financial Statements are available for download from the village website at www.ghostlake.ca or by contacting the Village Office

Public Works Update

Spring Clean Up ...The Annual Spring Workbee will be held on **Saturday May 10th** to clean up public lands. Please meet at the Community Services Building 601 Ghost Lake Village at **10:00am**.

Shoreline Erosion...We are hoping to complete the shoreline erosion project this spring with another load of rocks placed on the shoreline. There is a heavy demand for rip rap this year from communities affected by last year's flooding, so we are unsure if we can secure a load of rocks.

Dock Space Expansion...the Dock Sub-Committee is continuing with ongoing work towards expansion of dock space for residents. No major expansion plans are scheduled for 2014. The Sub-committee has come forward with a modification to Option H, which can be found on the website at http://www.ghostlake.ca/uploads/2014_Ghost_Lake_Dock_Area_H_Mod_2_.pdf

The Sub-Committee has requested a \$10,000 budget to commence planning work for the expansion and possibly widening the breakwater entrance into the new marina area. Council is considering using funds from the Capital Works Reserve, however have tabled the request until the Village enters into a new lease with TransAlta (current lease expires this summer)

Village Social Life Update

Trade Show ...FIRST EVER in Ghost Lake – showcasing business residents either work for or own on **May 10th from 2:30 to 4:00** at the Community Services Building.

Let's support one another within our small community of Ghost Lake Village. Sign up for a table to display products or services from the business that you own or work for. Display and promote hobby crafts that you are willing to sell. Give out samples, brochures and business

cards. Offer a prize draw for people to enter. The people of Ghost Lake offer insurance, landscaping, plant maintenance, nutritional supplements and advice, window cleaning and more. We have an amazing artist in the village, but we really don't know enough about each other and what we do. So, come out to promote, support and/or learn about the businesses in which Ghost Lake Villagers are involved in.

Table Set Up – 1:30 Trade Show – 2:30 to 4:00 Followed by a BBQ at the Windsurf Beach (*see next article*)

Any questions on the Trade Show, please contact Robyn at robyn@meninkilts.com

Casual Bar-B-Que ...A casual "Bring Your Own Everything" Bar-B-Que will be held at the Windsurf Beach on **May 10th starting at 4:30 pm**. Bring your own Food, Refreshments and lawnchairs. The Village will be supplying the bon-fire.

Great time to catch up with your Ghost Lake neighbours after a very long winter

2014 Regatta....Leah Fink has kindly offered to coordinate the 2014 Regatta to be held on the long weekend in August.

Please watch for more information as August approaches

Council Update

Summer Road Project....Council will be meeting with road contractors this spring to identify options for upgrading the surface on existing roads. If options and prices look good, you may see some surface improvements this summer!

Forever Corner is *Moving*.....Council reviewed concepts for the Forever Corner which was being planned near the Community Services Building. The new design includes a four post gazebo structure, which prompted Council to consider a more serene setting. A site now being considered is by the windsurf beach.

Council will be putting together mock up designs and will encourage your feedback at the Annual Meeting in June.

Speed Bumps and Signs....To help curb speeding on the Village roadways, Council will be installing additional signs reminding residents to slow down and also some speed bumps in areas where speeding is known to occur. Watch for signs and bumps being installed soon.



Vehicle Speed	Odds of Pedestrian Fatality
30 km per hour	5%
50 km per hour	45%
65 km per hour	85%

Building, Gas, Electrical, Plumbing & Sewage Permits

Effective June 17th Alberta Municipal Affairs will be assuming responsibility for Safety Codes permits in Ghost Lake. You will still obtain Development Permits from Planning Protocol but you can apply for your Safety Codes permits from any of the Municipal Affairs recognized agencies. *Note: Davis Inspection is a recognized permitting agency by Municipal Affairs.*

Emergency Broadcast Phone Update

Anytime there is an update to your phone numbers contacts who should be advised of an emergency by the Village, please submit updates to the Village Office. An Update form is available for download on the website. Depending on your browser software, you may be able to submit the form automatically from the website, or save and email it to the Village. If you are not sure which phone numbers are registered for your property, simply submit a new form and we'll compare it against our records.

http://www.ghostlake.ca/uploads/Emergency_Phone_Broadcast_Fillable_Form_distributed_0001.pdf

Lake Level

TransAlta has advised that this year the lake level will be down. If you have any dock anchor work that needs to be done— this might be a good time to undertake that work.

Flood Mitigation

The Province has posted the Bow Basin Flood Mitigation and Watershed Management Final

Report on their website. Residents are encouraged to review the report online.

<http://www.albertawater.com/bow-basin-flood-mitigation-and-watershed-management-project-final-report>

A copy is also available for viewing at the Ghost Lake Library (*please do not remove from the library*)

Help Wanted Seasonal Labourer

The Village has an opening this summer for a seasonal labourer to cut grass and perform maintenance work on Village property. Flexible hours. Anyone interested in this position is asked to submit a resume to the Village Office by **May 16th**. The competition is open to all. Rate of pay: \$14.00 per hour.

Supervisors for Seasonal Labourer

Although we are no longer receiving funding under the STEP employment program, the Village would like to have a supervisor for the summer worker under the Work Alone regulations. The past few years it has proved quite successful having individuals take turns one week at a time supervising. If you are interested in helping out this year, please contact the Village Office 403-554-5515 or admin@ghostlake.ca and let us know which week(s) you are available to help out.

The work program is flexible, so work schedules can be tailored around what works best for both the worker and supervisor.

Let's Talk *Trash*.....

Burn Pile

Please place your trees and branches on the burn pile *not* in the garbage bins or in the compost pile. No construction debris and definitely no nails or spikes (many of your fellow neighbours that have volunteered to look after the Burn Pile have had to repair tires because of nails and spikes founds in the debris.)

Also, do not place ashes in the burn pile. If not completely cooled, the ashes can cause an unexpected fire putting your home and your neighbour's home at risk.

Be sure that all ashes have thoroughly cooled before you dispose of them. A suggestion is to place ashes in a lidded metal container to prevent a possible fire and provide a sturdy place to store them. Ashes make good fertilizer in gardens, flowerbeds, etc.

Regular Garbage Bins are for Household Garbage Only.... Disposing of garbage at the garbage bin site at Ghost Lake Village is restricted to only household garbage and only when placed into the garbage bins. Do not leave any garbage along side the regular bins. The contractors will not pick up those materials and your neighbours end up having to clean up after you!

Compost Pile...When disposing of grass clippings or leaves, please place them on top of the existing compost pile instead of beside it to avoid making the compost area larger than needed.

Recycling...The Cochrane Eco Centre is open to Ghost Lake Residents

Located at 50 Griffin Industrial Point
Wed-Sat 8 am – 6 pm (closed holidays)

The Cochrane **Waste and Recycling Hotline** is available 24/7 at 403-851-2277

Quick Reference Numbers

FIRE, POLICE, AMBULANCE	911
GAS - COCHRANE LAKE	403-932-2707
POWER - FortisAlberta	310-WIRE (9473)
COCHRANE HEALTH CENTRE	403-851-6000
ALBERTA ROAD CONDITIONS	511
FIRE BAN INFORMATION LINE 1-866-FYI-FIRE (1-866-394-3473)	
HIGHWAY ROAD BAN INFORMATION LINE 1-855-ROADBAN (1-855-762-3226)	
POISON CONTROL INFORMATION CENTRE 1-800-332-1414	
ALBERTA HEALTH LINK INFORMATION CENTRE 403-943-LINK (5465)	
ENVIRONMENTAL EMERGENCIES HOTLINE 1-800-222-6514	

Reminders:

Village Boulevards

Please be respectful of Village boulevards and avoid driving on the grassed areas when the ground is soft or wet.

Weed Control

Reminder that we are now required to monitor noxious weeds in the Village. Property owners will be required to *destroy* weeds identified as Prohibited Noxious on their property and *control* weeds identified as Noxious. For description of noxious weeds please visit the Village website www.ghostlake.ca and click on the section "Links"

Clean Up After Your Dog

We now have dog baggie stations in the Village. Please pick up after your pooch when off your own property. Be respectful of fellow Villagers and of the animal control bylaw.

Fire Insurance

Reminder - if there is a fire on your property and fire trucks are called in from the MD and Cochrane, Council may forward the cost of fire fighting to you. Please check with your fire insurance provider to determine if you have adequate coverage. Cost of fire fighting can add up into thousands of dollars – please make sure you are adequately protected.

Development in the Village

Summer is construction season. Are you thinking of some improvements to your place? Most improvements will require a development permit and/or a building permit. For development permits please contact Planning Protocol at **(403) 230-5522** If you happen to commence development without the appropriate permits you could be faced with double permit fees or the expense of removing the development if it does not meet land use specifications or building code regulations.
Plan ahead



Summer Village of Ghost Lake Newsletter

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September 2014

Council Committee Representatives

Following is the list of the 2014-15 Council representative appointments:

Mayor – Brian Oblak
Deputy Mayor – Warren Wilson
Councillor – Noel Betts
Public Works – Warren Wilson
Fire & First Response - Brian Oblak
Dock Sub-Committee – Noel Betts
Natural Environment & Lake Stewardship – Noel Betts
Communications & Village Social Life – Brian Oblak

Council Meeting Schedule

Next Council meeting is scheduled for

Wednesday, November 5, 2014 5:00 pm

Agendas are posted online a couple of days prior to each meeting.

Meetings are held at the Community Services Building - 601 Ghost Lake Village. Please check the Village Notice Board or call the Village Office to ensure that the meeting will be held.

All Council meetings are open to the public. If you would like to attend a meeting to observe Council, please feel free to drop by. If you would like to speak with Council on a specific matter, please contact the Village Office one week prior to the meeting to be placed on the agenda.



Volunteer Appreciation Social – October 4th

Council is extremely pleased with the amount of volunteers support given by residents to maintain Ghost Lake as the wonderful community it is.

In order to salute all of the special people – Council is hosting a Volunteer Appreciation

Social on **Saturday October 4, 2014 from 6 pm – 8 pm** at the Community Services Building at Ghost Lake.

Council is inviting everyone to come out to be recognized as a volunteer and/or to show your appreciation to the volunteers. It will be a casual event – with families asked to bring a Pot-Luck dish. Refreshments (pop, juice, water and coffee) will be provided by the Village.



Volunteers can enter their names into the draw box for an assortment of prizes being offered. All volunteers will go away with a prize!! (*must be in attendance to claim your prize*)

Special Note: There will be a few premier prizes from our partners that will be drawn for throughout the evening courtesy of Delta Kananaskis, Direct Energy (Wildcat Hills Plant), Shell Gas Plant and TransAlta

To make sure that there is a **balance of Pot Luck dishes** at the event please let us know the type of dish you are planning to bring by logging in online at:

<http://www.PerfectPotluck.com>

Coordinator Last Name: Ghost Lake
Password: 1234

Place your name beside the dish you are bringing. *If you do not have internet access, please contact the Village Office and let us know what you are bringing and we'll add it to the list!*

This will be “the” **SOCIAL EVENT OF THE SEASON**Plan to be there and be prepared to have a great time

Anyone willing to help with set up, please meet at the Community Services Building at 4 pm

Side Show - Slide Show

If you would like to share any digital photos from this past year at Ghost Lake – great sunsets, fun activities, volunteers in action....start collecting them up for our *Side Show* - Slide Show and send them to Brian Oblak boblak@telus.net by October 1st.

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Looking for Help.....

Filling Potholes – Sat Sept 20th

Anyone interested in helping fill potholes on the roads– please meet at the Community Services Building at 10am on **Saturday September 20th**.

Putting up Snow Fence – Sat Oct 18th

We've already had a reminder of winter Time to prepare – we are looking for volunteers to help put up the snow fence on **Saturday October 18th** (*yes, lets hope that is much earlier than really needed*) Please contact Warren at wl.wilson@hotmail.com or 403-888-8705

Library News

Regular visitors will have discovered something new in our Ghost Village Library over the last few weeks. Thanks to Robyn and Chris Carrier, we now have over 50 DVDs for residents to borrow. Please sign them out in the same way that you do for books, treat with care and return promptly. If you wish to donate DVDs or books to the collection, please contact Renee (881-2485) or Chris (881-3934). Thank you to the Carrier's for their thoughtful contribution.

Natural Environment Committee News

Bow Point Nursery has agreed to come out to the Ghost Lake on **Thursday September 18th in the afternoon** (*timing to be finalized closer to the day*) to identify the plant species that inhabit our natural areas. They will also be collecting seeds at this time. The Environment Committee will be posting notices so that anyone who is interested/able to come is aware of the timing.

The Ghost Lake 2013 water test results and 1994 comparisons can be found on the Village website under "documents" Thank you Dana and Karen Laustsen for coordinating the 2013 Lake Watch program.

Emergency Broadcast Alert

If you have additional phone numbers that you would like added to the broadcast list, (cell phones, family members, renters, etc) please contact the Village Office and your number(s) will be added to the phone list. – Note: the system accepts both Canada and US numbers.



Please note that the emergency broadcast is an informal "best attempt system" for the Village to try to advise as many residents as possible of a potential emergency in the Village. It is not 100% accurate and the Village does not assume any liability for missed or dropped calls.

Garbage Bins – Off-Season Service



Garbage Bin Service at Ghost Lake Village **will drop down to 3 bins effective October 17th for off-season service.** Council will monitor the usage of the bins

to determine if the reduced off-season service proves to be cost-effective for the Village.

Storage at Ghost Lake

The Summer Village offers seasonal storage for up to TWO items per household at Ghost Lake. Space is limited so it is first come first served. ALL items must be clearly marked with your Ghost Lake House number. Anyone with docks are asked to store them in the area east of the tennis courts (no boats stored in this location) Boats to be stored in the regular storage area. Remember this area is to accommodate seasonally used items ie. docks and boats - items that are permanently stored in the seasonal storage area will be removed and disposed of by the Village.

Parking Seasonal Boats and Trailers on Boulevards

If possible, Council would like to avoid passing a bylaw which then gets into enforcement, ticketing and towing. In an attempt to gain the cooperation of Village residents, Council is asking all residents to please abide by the seasonal boulevard parking guidelines: Recreational vehicles and equipment (includes trailers and boats) may be parked on the boulevard directly in front of your home from April 1 – October 31 and must be removed from the boulevard from November 1 – March 31 each year.

At the Council meeting in November, Council will be assessing how well residents adhered to the guidelines and determine at that time if a bylaw needs to be enacted. They are really hoping in the spirit of community pride and cooperation – everyone will follow the guidelines.

2014 Regatta

Thank you to Leah Fink and her wonderful group of volunteers for putting together another successful Regatta event. Thanks also goes out to Jeff Zambory for providing the spectacular fireworks display and to everyone who made donations towards the fireworks.

Projects in the Works

In the near future

Council is investigating the cost of resurfacing existing roads in the community with a cold mix material, similar to what is currently on most road surfaces in the Village.

The Dock Sub-Committee is reviewing options for creating additional dock space along with the costs associated with the options.

Reminders:

Clean Up After Your Dog

Remember to take along a doggie bag and pick up after your pooch when off your own property.

Fire Insurance

Reminder - if there is a fire on your property and fire trucks are called in from the MD and Cochrane, Council may forward the cost of fire fighting to you. Please check with your fire insurance provider to determine if you have adequate coverage. Cost of fire fighting can add up to thousands of dollars – please make sure you are adequately protected.

False Alarms

If you have a security monitoring system and the Fire Department is called out – costs associated with responding to a false alarm will be billed back to the property owner.

Development in the Village

Are you thinking of some improvements to your place? Most improvements will require a development permit and/or a building permit. For development permits please contact Planning Protocol at **(403) 230-5522**. If you happen to commence development without the appropriate permits you could be faced with double permit fees or the expense of removing the development if it does not meet land use specifications or building code regulations.

Plan ahead

Do you have an email address?

If you have received your newsletter by mail and you have an email address, please send us your email address and help us with our pursuit of becoming paperless.



Multiple Family Owned Properties

In the future, if you are part of a multiple family owned property, we will be sending newsletters via email only to the email addresses attached to the property and will **not be mailing newsletters** to the other property owners. You can either access newsletters via the website, ask other owners of your property to provide you with the newsletter or easiest yet.....provide us with your email address and you will receive email notifications directly. Send your email address to admin@ghostlake.ca (please note that taxes and assessment notices will continue to be mailed to all property owners).

Lakefront Use (All seasons)

The lakefront is for the use of **Ghost Lake residents and accompanied guests only** – If you invite your friends to access the lakefront you must be there with them. No open unaccompanied invitations permitted.

Landlords

Please ensure that your tenants are aware of the Village rules and regulations. Also ask them to register with the Village Office, their phone numbers for the Emergency Broadcast Service and their emails to receive Village news.

Off Road Vehicles

ATV's have been seen driving through the woods by the windsurf beach as well as by the rocks on the east end of the Village to gain access to lands above the Village.

Please note that off highway vehicles (including ATV's) are not permitted on public lands except

- for the sole purpose of servicing a boat in the lake or launching a boat or
- removing a boat from the lake,
- solely for gaining access to or leaving the frozen waters of the lake by way of the boat launch or
- when working with a Village sanctioned work crew on a project.



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November 2014

Dock Space Allocation Policy

On November 13th, Council approved the Dock Space Allocations policy that was created in consultation with the Dock Sub-Committee. It is important that all residents take time to read this policy.....

Purpose

1. The purpose of this policy is to provide a clear understanding to Summer Village of Ghost Lake property owners and residents on how dock spaces are allocated and the obligations of property owners with regards to dock space allocations.

Definitions

2. The following definitions will be used in this policy:
 - a. *Council* means the Council of the Summer Village of Ghost Lake.
 - b. *Chief Administrative Officer* means the Chief Administrative Officer of the Summer Village of Ghost Lake as appointed by the Council.
 - c. *Dock Sub-Committee* is a Summer Village of Ghost Lake sub-committee, established by Council and serving under the Public Works Committee.
 - d. *Property Owners* mean individuals or corporations named on Summer Village of Ghost Lake Land Titles as registered at the South Alberta Land Titles Office.
 - e. *Tenant* means a person who is permitted by the Property Owner to occupy residential premises at the Summer Village of Ghost Lake under a residential tenancy agreement.

Background

3. The land situated on the shoreline, abutting the Summer Village municipal boundary, and the land situated in the Ghost Reservoir, is owned by Transalta Utilities.
4. The Summer Village of Ghost Lake has entered into a 5 year renewable lease with Transalta Utilities to lease those lands which lie between the Severance Line shown upon registration District and the shoreline (wherever the shore line may exist) of the Ghost Reservoir situated within Sections SE9-26-06-W5M & SW10-26—06W5M
5. The lease lands are to be used exclusively for recreation purposes for residents and or members of the Summer Village of Ghost Lake.
6. Transalta Utilities has the right to cancel the lease at any time serving 30 days notice.

Authority

7. The Council of the Summer Village is the ultimate authority on the development and management of dock space allocations.
8. Council has the right to change this policy and to revoke any or all dock space allocations at any time.

Establishing and Using Dock Space Allocation

9. The Council has decided to allocate portions of the lease lands to individual Property Owners of the Summer Village of Ghost Lake for placement of a dock and to moor a boat.
10. The lease provides that the Summer Village will not part with possession or control of any or all of the lease lands, therefore the Summer Village will maintain control of all of the lease lands at all times.
11. Dock space allocations constitute an informal understanding between the Summer Village and the Property Owner and do not constitute ownership or legally enforceable rights to the Property Owner. Under no circumstances does

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- an allocation of dock space to a Property Owner constitute a sublease.
12. Council does not guarantee any current or future dock space allocations to any or all Property Owners and in the event Council revokes any or all dock space allocations for any reason, Council and the Summer Village will not be liable for any actual or perceived costs or damages experienced by any or all Property Owners as a result of lost dock space allocation.
 13. Property Owners cannot associate or link dock space allocation or usage to their Summer Village Land Title deed.
 14. Property Owners shall not claim, or allow their realtors to claim, that they “own” a dock space or that a dock space “is part of” a property when it is listed and/or sold. Any claim may be considered a misrepresentation on the part of the Property Owner and/or Realtor.
 15. Current dock space allocations have been assigned to individual property owners based on historic use. The dock space allocation will remain with the Property Owner provided
 - a. the dock space is utilized each summer season by placing the dock in the water on or before July 31st each summer season and it remains in the water for at least 30 days each summer season;
 - b. the dock space is used exclusively by the Property Owner, except as outlined in Clauses 16 thru 18;
 - c. the dock does not become a safety hazard or unsightly, in the opinion of the Council;
 - d. The dock space no longer meets the mooring requirements for the Property Owner’s use, however the Property Owner has been able to trade dock space allocation pursuant to Clause 36; or
 - e. Council has not revoked the dock space.
 16. The dock space shall be used exclusively by the Property Owner or in the event their Ghost Lake property is leased on a monthly or annual basis, may be used by their tenant.

17. Only boats owned and registered to the Property Owner or their immediate family may be moored at the Property Owner’s allocated dock space except for temporary mooring of a boat by a guest visiting the Property Owner on a short term basis of less than 72 consecutive hours.
18. The Property Owner shall not be permitted to transfer use of dock space allocation to another person or corporation except as outlined in Clause 16 and only when written notification has been provided to the Chief Administrative Officer and the Dock Sub-Committee has determined that the existing dock space meets the mooring requirements of the tenant.
19. In the event the dock space is not being used as noted in Clause 15 a., or as noted in Clauses 16 thru 18, the allocation will be forfeited from the individual property owner, without notice.
20. In the event Council deems the dock space to be a safety hazard or unsightly, the Property Owner that has been allocated the dock space will be served written notice and provided 30 days to rectify the situation to the satisfaction of Council or face having the allocation forfeited.
21. The dock space allocation will be passed to the future property owner when the property is sold, provided the space has not been forfeited pursuant to Clauses 15 thru 18.

Property Owner Liability Obligations

22. Property Owners are responsible for the safe placement and the condition and use of the dock in their allocated dock space and shall ensure that they maintain a minimum of \$500,000 liability insurance in the event of a claim for injury or damages resulting from the use and/or placement of their dock.
23. The obligation and liability of safe placement and condition and use of the dock remains with the Property Owner even if the dock is being used by tenants or guests.
24. The Council has the right to request a copy of proof of insurance.
25. In the event a dock space has been forfeited, the Property Owner must remove any dock and/or boats from the space allocation within 14 days of

forfeiture. In the event the dock and/boats have not been removed, the Summer Village will arrange to have the dock and/or boats removed and disposed of at the cost of the Property Owner.

Waiting List

26. The Summer Village currently has a finite number of dock spaces, therefore not all property owners will be allocated dock space at the present time.
27. The Summer Village is under no obligation to provide a dock space allocation to any or all Property Owners.
28. As new dock spaces become available, they will be offered to Property Owners on the waiting list on a first-come-first-served basis.
29. Property Owners must submit their request for dock space allocation, in writing to the Chief Administrative Officer outlining the legal description of their property and their formal request for a dock space allocation.
30. In the event a Property Owner owns multiple properties in the Summer Village, dock space allocations and placement on the waiting list will be limited to one space for each registered Land Title.
31. The date the request is physically received by the Chief Administrative Officer will constitute the date of the request.
32. The request will be forwarded to the Chair of the Dock Sub-Committee for processing. The Chair will confirm the request back to the Chief Administrative Officer for placement on the waiting list.
33. The Dock Sub-Committee will manage the dock space allocation list.
34. The Chief Administrative Officer will maintain the dock space waiting list.
35. The dock space allocation assignment list will be posted on the Summer Village website

Changes in Dock Space Allocation

36. Property Owners may request to trade, by their own arrangement, or relinquish their dock space assignments at any time, by submitting a written request, to the Chief Administrative Officer.
37. The Dock Sub-Committee will review all requests for trade prior to approval.

38. Any relinquished or forfeited dock space allocations will return to the dock space inventory pool and will be allocated based on the chronological order of the Waiting List and the Property Owner's boat space requirements.
39. If the available dock space allocation cannot accommodate the Property Owner's boat and the Property Owner has been unable to arrange a successful trade with another Property Owner, the space will not be allocated to that Property Owner and the next Property Owner on the Waiting List will be considered for the available space allocation.

Policy Review

40. Council will review the waiting list and this policy, at a minimum, every three years.

Dogs in the Village

There has been a couple of incidents over the past month with a trio of unknown dogs coming into the Village. The dogs have appeared aggressive to some residents and have been witnessed attacking a deer.

Council continues to monitor the situation and are in conversation with various authorities with the hope of securing an animal control officer to deal with serious domestic animal issues at Ghost Lake.

Council would like to remind residents to make sure you do not leave out any pet food or garbage around your property that could encourage these dogs to return to the Village. Do not feed them. It is always a good practice to keep an eye on your children and pets when they are outdoors. There is wildlife that pass through the Village from time to time which can be startled by people and other animals.

Parking Seasonal Boats and Trailers on Boulevards

THANK YOU to everyone who followed Council's request from the last newsletter and removed items from the Village boulevards before the winter season (Nov 1 – Mar 31) For those who have not removed items, Council asks..... *in the spirit of community pride and*

cooperation – please remove items as soon as possible.

Council *really* would like to avoid setting up a bylaw to ticket and tow items – Enforcing bylaws takes time and money and affects the positive energies created in small communities.

Looking forward to seeing the positive results from everyone's cooperation.

Volunteer Appreciation Social

Another successful Volunteer Appreciation Social was held on October 4th.

Congratulations to all the volunteers who give so much of their time “*Making a Difference*” at Ghost Lake. Each volunteer was presented with an exclusive Ghost Lake “Cinch Backpack” When you see someone toting a Blue and Black Cinch Backpack in the Village, make sure to stop and say ‘thank you for volunteering’

Everyone in attendance enjoyed a fantastic pot luck dinner, wonderful visiting and a great power point show. A special thank you to our sponsors, Delta Kananaskis Hotel, TransAlta Utilities, Direct Energy (Wildcat Hills Plant) and Shell Gas Plant for their generous prize donations.

Plans are already underway for next year's Volunteer Appreciation Social to be held on **Saturday October 3rd**. *Save the Date*

Help make next year's photo montage even better – start collecting pictures of having fun at Ghost Lake and if you can capture any pics of volunteers in action that would be awesome!!

Reminders:

Recycling

Ghost Lake is a member of the Cochrane Eco-Centre and we encourage residents to take all your recycling items to the Eco-Centre. 50 Griffin Industrial Point in Cochrane Open **Wed-Sat 8 am-6pm**. For more information contact the Waste & Recycling Hotline 403-851-2277

Fire Insurance

Reminder - if there is a fire on your property and fire trucks are called in from the MD and Cochrane, Council may forward the cost of fire fighting to you. Please check with your fire insurance provider to determine if you have adequate coverage. Cost of fire fighting can add

up to thousands of dollars – please make sure you are adequately protected.

Multiple Family Owned Properties

Please pass this newsletter along to other owners of your property that may not have an email address registered with the Summer Village.

Clean Up After Your Dog

Remember to take along a doggie bag and pick up after your pooch when off your own property *Dog poop might get buried in the snow, but it shows up in the Spring!*

False Alarms

If you have a security monitoring system and the Fire Department is called out – costs associated with responding to a false alarm will be billed back to the property owner.

Development in the Village

Are you thinking of some improvements to your place? Most improvements will require a development permit and/or a building permit. For development permits please contact Planning Protocol at **(403) 230-5522**. If you happen to commence development without the appropriate permits you could be faced with double permit fees or the expense of removing the development if it does not meet land use specifications or building code regulations.

Plan ahead

Landlords

Please ensure that your tenants are aware of the Village rules and regulations. Also ask them to register with the Village Office, their phone numbers for the Emergency Broadcast Service and their emails to receive Village news.

Using Your Property

Please note that the Ghost Lake Land Use Bylaw is not just for establishing building setbacks and heights. The Bylaw also states that:

- *all dwellings are single family buildings (no secondary suites permitted)*
- **vacant lots cannot be used for storage** (including your recreation vehicles and trailers)
- **Home Occupations cannot have any outdoor storage** nor can they affect the quiet enjoyment of neighbours

For more information, please review the Land Use Bylaw located in the DOCUMENTS section of the website www.ghostlake.ca