



LKO NEWSLETTER

Spring 2006

President's Message

While Winter was late in arriving, it looks like Spring is right on time. Time to clean up, put the dock in and think about life on the water.

As with the recurring seasons, **development activity** continues on Kash. Marcus Beach (formerly Edgewater Beach) is proceeding with 19 cottages. While the owners of Silver Beach have been to Dysart Council, no formal application has been received.

Life on our Lake is a lot more enjoyable if we can get along with our neighbours. In this newsletter, Anne Ptolemy, an LKO District Rep., expands on the advantages to all of being '**Good Neighbours**'.

LKO's Secretary, Gary Wiles, attended **FOCA's Spring 2006 Seminar** on Saturday March 25 and has summarized the key highlights for us.

Thanks to the contributions of our Corporate Sponsors listed below, in 2005 LKO continued its Enhanced **Water Quality Testing** program conducted by LKO's Lake Stewards Steve and Alex Rivett. With the continued support of these sponsors, LKO plans to continue this water testing in 2006.

The **LKO AGM in 2006** is moving to the Northern Lights Theatre at the Haliburton High School and the date is moving up a week to Saturday June 24 from 10am to noon. Also in 2006, LKO is planning to host a **Regatta and BBQ** at the Bonnie View Inn on Saturday July 22.

While your LKO Executive, District Reps, Lake Stewards and Auditor all agreed to stay on last summer, this is unlikely to happen again this summer, so this is **your chance to get involved** with your Lake Association to help protect and enhance our lake environment.

Stan Peck
President, LKO

CORPORATE SPONSORS OF THE LKO ENHANCED WATER QUALITY TESTING PROGRAM FOR 2005

**BONNIE VIEW INN
BRYSON'S MARINE
CHANDLER POINT OWNERS ASSOCIATION
CHATEAU WOODLANDS LAKESIDE COMMUNITY CLUB
DELTA PINESTONE RESORT
ECOETHIC
HALIMAR LODGE
KASHAGA LODGE
SILVER BEACH CAMPING AND TRAILER PARK
SPRUCE NARROWS
WIGAMOG INN RESORT
WILLIAM'S LANDING
WILLOW BEACH COTTAGES**

There is also one Associate Member

Property Assessment

Last year many waterfront property owners experienced dramatic (e.g., up to three or four times) increases in assessment.

As a result of thousands of complaints from such property owners and pressure from WRAFT (Waterfront Ratepayers After Fair Taxation), the Ontario Ombudsman conducted an investigation of MPAC. In the resulting report titled 'Getting it Right' (www.ombudsman.on.ca) the Ontario Ombudsman makes a number of suggestions to improve the whole process. The three key issues highlighted in the executive summary were 'inadequate disclosure practises, the indefensible practise of MPAC in preferring its own appraisals to actual sales values, and the failure by MPAC to respect Assessment Review Board (ARB) decisions.

In addition, the Ontario PC Finance Critic Tim Hudak has introduced a private member's bill to cap assessment increases to 5% per year until there is an arms length change of ownership. On April 13, 2006 this bill gets second reading.

If you think your assessment is out of line and feel that you have any kind of a case, you can file a Request for Reconsideration (R for R) and/or an Appeal. Go to www.wraft.com for guidance on the process. A sizeable percentage of those in Muskoka in 2003 who filed an R for R or an appeal were successful in reducing their assessments.

Stan Peck, President

LKO Membership

LKO's current membership totals 258. We thank **EcoEthic** and **Kashaga Lodge**, our 2 new corporate sponsors, for joining the other **11 corporate sponsors** whose monetary support of our Enhanced Water Quality Testing Program is invaluable.

In this mailing you received a **renewal form** for your 2006 membership.

Please make any corrections or changes and return the form with your cheque in the enclosed **return envelope**.

If you know of any property owners who are not currently members in LKO please let us know and we will be happy to approach them with information about our organization.

Once again, **THANKS** in advance for your continued support.

Lynn Childs, Membership

LKO Annual General Meeting for 2006

The LKO Annual General Meeting in 2006 is moving to a new location and time.

This year the LKO AGM will be held in the **Northern Lights Theatre** space at the **Haliburton Highlands Secondary School**. Please note this new location and mark your calendars for **Saturday June 24** from **10am to noon**.

Speakers will include our two Reeves, Jim McMahon for Minden Hills and Murray Fearrey for Dysart et al.

We plan to have sandwiches and soft drinks available for members after the meeting.

We look forward to seeing you there.

Lake Development Update

The new news is:

Marcus Beach

The site plan has been approved for 19 cottages. The units are similar to Williams Landing but modified slightly. The approved septic system uses three tile beds to receive the effluent pumped from the cottages. Due to the low lying property, raised tile beds will be constructed.

There are four dock locations; two of which are located on the narrows. Construction is expected to commence this spring (for further info see www.chandlerpoint.com)

Silver Beach

The owners initially proposed 81 units but have scaled it back to 59 units. While they have been to Dysart Council on two occasions this year, no formal application has been filed to date. Until that happens, no formal response can be provided by staff, your Association or other interested parties. There are major planning issues such as lot frontages and density that will need to be addressed before approval is granted.

FOCA Spring Seminar

On March 25, your secretary attended the FOCA Spring Seminar. The following highlights of the agenda items are presented for your information:

A panel of three presenters, which included LKO past president and Minden Hills Councillor Peter Oyler, discussed the importance of cottage associations' participation in municipal elections. As our members are the largest contributors to municipal coffers in cottage country, we should try to ensure that elected officials have, at the very least, an understanding of our issues.

Canada Post presented on the "vote by mail" option available to Ontario municipalities. In Haliburton County, this program is in place and has proved to be both economical and effective in increasing voter participation. LKO members should ensure that their names are on the voters list by following published instructions that will appear in local papers as the 2006 municipal election date approaches.

Jessica Ginsburg of the Canadian Environmental Law Association presented information on the Clean Water Act 2005. This is source water protection legislation. Currently this act does not affect Haliburton County.

Representatives of the Office of the Ombudsman described the function of the office. They advised that they had conducted a 5 month investigation into the practices of MPAC but, because the report was not yet released, they could not comment on it.

Mike Gatt, Regional Biologist MNR, spoke on living with wildlife. His most important message was "DO NOT FEED WILD ANIMALS". He advised that bear sightings on your property should be reported to the Bearwise Hotline at 1-866-514-2327.

Terry Rees, Executive Director of FOCA, outlined the first year's activities of Docktalk. This is a landowner contact program coordinated through FOCA and delivered by FOCA member organizations in 2005 and 2006 with support from the Trillium Foundation. Using local expertise, and one-on-one contact, Docktalk will better enable shoreline property owners to be good stewards of their lake environments.

Gary Wiles

"Let`s Talk"

Life at the cottage - Good Neighbours.

When our family first arrived in Haliburton more than 65 years ago, Lake Kashagawigamog was a place of peace and beauty. A few cottages and lodges dotted the shoreline, with boating being mostly for fishing or canoeing. There was a launch from the golf club that plied the lake, delivering fresh vegetables as it picked up eager golfers. Gravel roads were created when areas were opened up and shoreline properties could be purchased for as little as 50 cents a foot.

These were war years and services like phone and power were not connected for seasonal residents. The family used oil lamps and ice boxes, drew water from the lake in buckets, and for drinking water, a neighbour`s spring provided an ice-cold treat which sat in a bucket with a ladle for easy dipping. The memories are of a much simpler, yet very happy time.

Neighbours mattered! There were not many and they looked out for each other and were there to help when help was needed.

Today, this neighbourliness is still important as it was then, maybe even more-so. When we look out for each other- good things happen!.

A "Neighbourhood Watch" mindset can help when things don`t look right at a neighbour`s home.

Water safety, with so many more sharing the lake, has, at times, the need for our attention and assistance.

Wildlife visits on cottage properties, is sometimes a cause to alert those nearby.

There are so many more reasons to keep in touch!!!

Being able to communicate with our neighbours comfortably when we need to talk, is the best reason for making a conscious effort to get along.

Last fall, as I visited cottagers to update L.K.O. memberships, I realized that many had concerns to share about a variety of things, which included difficulties with neighbours. As I know, from experience, how stressful this is to all concerned, making an effort to develop better neighbour relations can make life so much more enjoyable at the lake; the reason we all came to cottage and live at this place of peace and beauty.

Anne Ptolemy, District rep

If you have a story to tell, concern to raise, or anything that would be of interest for readers of our L.K.O. Newsletter, please send it along to LKO, Box 878, Haliburton, Ontario K0M 1S0 for future issues. We`ll be glad to hear from you.

2006 Regatta and BBQ

Please mark **Saturday July the 22nd** on your calendars (rain date July 23rd -1pm.) The **Kashagawigamog Regatta** is returning next summer and will be held at the Bonnie View Inn at 2 pm.. The regatta committee is meeting in May and its members are promising to make it an event to remember. There will be something for everyone, from swimming and canoe races to beach volleyball to just watching it all happen. The regatta will be open to everyone on the Lake and your guests are welcome. The regatta will be followed by a **BBQ at 5pm** on the Bonnie View`s licensed outdoor patio- menu to be announced and prices set to please. So spread the word and we hope to see you then. Lets make the Kashagawigamog 2006 Regatta the event of the year!