

# BALSAM CHUTES ROAD ASSOCIATION



Fall 2016 Newsletter

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## Presidents Message – Geordie Heath

What a wonderful hot summer we have had. Fall is shaping up to be just as fantastic as the leaves change and the evenings are cooler. I think the bugs are gone now too!

I would like to welcome our new board members Jason McBride, Gina Croce and returning director Jake Provost. Thank you to Dan Beamer, Gib Piche and Jon Strickland for their years of service to making our neighborhood a great place.

There has been lots of new and exciting things happening on the road this past summer. Hydro has cleared the north end of the road. We spread just over 400 tonnes of gravel on the road, replaced 3 main culverts and we repaired the washout at the bridge entrance. We will continue to landscape and plant grass seed to prevent further washout in the future.

Our road is wider and we have continued to work on ditching and drainage as well. This work will continue this fall and into spring.

Most of the work completed is by volunteers that live on the road. If you would like to participate we would love the help! We would not have been able to do the work that we did without your help.

Please feel free to contact me via email to share thoughts and suggestions on how to increase road and community improvement ideas.

*Geordie*     [admin@balsamchutes.com](mailto:admin@balsamchutes.com)

## Road Clean-Up

**Saturday October 1st** was our Spring Road Clean-Up day. We met at 474 BCR, brought our clean up tools, saws, trimmers and chippers. This year we continued to trim overgrown trees and pick up garbage. We had a great post clean up BBQ to say thanks.

### 2016-2017 Board of Directors

Geordie Heath –President  
Cindy Warby – Treasurer  
Lawrence Stephenson-Secretary  
Jake Provost-Director  
Gina Croce-Director  
Michelle Gardiner-Director  
Sylvia Iden-Director  
Steve Crowell-Director  
Drake Kipperman-Director  
Jason McBride-Director

## Fees

As discussed and voted on at BCRA AGM in 2016 road fees will remain the same for occupied lots at **\$300.00**. Also voted on by the membership was an increase for vacant lots of \$50.00 to **\$200.00**.

## Collection

Please remember to pay your fees on time. You have a legal obligation as a home owner on a private road to pay for road maintenance. We have sought legal advice and discussed this issue many times with other private road associations as well.

As our residents in “good standing” percentage continues to increase, we still have a large amount of residents that are behind or choose to not pay. We all want a road to be proud of, and yes we have all had financial hardship at one time. It is not fair to increase fees on the road because some residents do not pay.

We would like to work with you this Fall. If you are behind or not sure of account status, we are happy to offer a **payment plan** (weekly, monthly etc.) to assist you in getting up to date. Of course we will keep all information confidential.

Beginning in Spring 2017 if we have not heard from you, we will begin to use an outside service for outstanding road fees. This could affect your credit rating. However, as long as we have spoken and have an agreement in place with you the homeowner, to bring your account up to date, no legal action or collection will take place. We are all volunteers and are trying to make this the best community we can. Please contact us today.



## Internet

We are continuing to work with Lakeland Networks as we prepare for the installation of fiber-optic lines on Balsam Chutes Rd. I am in contact with Frasier often. At this point all the paperwork has been submitted to the road owner’s lawyer’s office. As soon as we have the approval Lakeland can begin installation this fall.

If the main line can be installed before winter, individual homeowners will be able to connect throughout the winter. I will post updates online and on Facebook as I get them. Cost will be around \$95.00/month which will include fastest internet in North America and home phone as well.

## Speeding

Please slow down and watch out for children pets and animals. Following the posted speed limit of 30km/hr. It will also help keep the road in better shape-which will in the long run save you money!

## Bridge Update

Stephenson Bridge has finally been removed. The crews are slightly behind schedule and the tentative completion date for the new ONE lane bridge is the end of October 2016.



## Did You Know?

The town of Huntsville owns 5 river lots. These are the access points to the river. The lot numbers are 50,172,357,585 591. The lots are not numbered. If you are using the access points, please keep them tidy and clean, so we can continue to use them.

## Garbage

Please remember to put out your garbage and recycling the morning of collection day. We do not want to feed the animals our leftovers. Bi-weekly garbage collection starts November 2, 2016.

**Have a great season everyone!**