

BALSAM CHUTES ROAD ASSOCIATION



Fall 2017 Newsletter

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President's Message – Lawrence Stevenson

This is my first opportunity to address the membership since taking over the road association presidency from Geordie Heath. I want to thank him again for all the hard work he did on our behalf. Moving forward we continue to make improvements.

Just a reminder that the association is made of residents in good standing nominated to a position i.e. director, treasurer, president and so on. We all have full time jobs, families and other daily life obligations. Please keep this in mind when you are engaging with us over the website or through social media.

The annual fees, which are on the very low end for road fees in Muskoka, cover grading, snow removal and general road repairs as approved by the board. In an effort to improve drainage, we had some ditching done. We hope to repair and replace some existing culverts and add a few more additional sections of cross culverts (running across the road) in the Spring.

It is the resident's responsibility to have a functional, sufficiently sized driveway culvert. In this regard, we are hoping to establish a minimum standard to bring existing culverts up to date and ensure new builds install one that is approved.

Please pay your road fees on time. For those of you who had to go to collections you should know that we lost a huge percentage to the collection agency. Thousands of dollars that could have been used for road improvements went to the collection of your fees.

In closing, the highlight since taking over is the approval by Lakeland Networks to install the fibre-optic high-speed internet infrastructure.

If the main line can be installed through the winter, individual homeowners should be able to connect sometime in Spring 2018. 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.

Lawrence admin@balsamchutes.com

2017-2018 Board of Directors

Lawrence Stevenson –President
Cindy Warby – Treasurer
Lawrence Stevenson – Secretary
Geordie Heath - Director
Jake Provost-Director
Gina Croce-Director
Sylvia Iden-Director
Steve Crowell-Director
Jason McBride-Director

Please note: Beginning with our Fall 2018 newsletter we will no longer be using snail-mail. In an effort to save on postage, the newsletter will be posted on our website and on Facebook. We will mail the Spring newsletter with 2018 invoices.

Road Clean-Up

We have not scheduled a road clean-up for the Fall. We will re-visit in the Spring of 2018. Please check our website and Facebook for dates.

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**. This remains the same for 2017/2018.

Collections – Treasurer’s Report

Please remember to pay your fees on time. 2017 payment was due in March. You have a legal obligation as a homeowner 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 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 continue to work with you. 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.

In the Spring of 2017 we began collection action with an outside agency and we have been quite successful in collecting outstanding fees. The collection agency keeps the first 40% of what they collect, so we are not getting full payment, however, we are pleased with their success. Please pay your fees when due so that we can continue to

maintain our road and make improvements. **In Spring 2018, if we have not heard from you, we will again enlist an outside service to collect 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.

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!

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, 2017.

Have a great winter everyone!

