

Balsam Chutes Road Association



President's Message Spring Update and AGM Invitation

Hello Neighbours,

With Spring now underway, there's a familiar energy returning to Balsam Chutes. The days are getting longer, the river is coming back to life, and the road is beginning to see more of us out walking, reconnecting, and enjoying everything this season brings. It's a welcome shift after the quieter winter months and a reminder of how special this place is.

Spring also marks an important time for our community as we prepare for our Annual General Meeting in June. The AGM is an opportunity for all members to come together, hear updates on the past year, review plans and priorities for the season ahead, and have a voice in the decisions affecting our road and shared spaces.

Whether you've attended in the past or would be joining for the first time, I encourage you to take part. These meetings are an important part of keeping our association transparent, collaborative, and

community-driven. They're also a great chance to meet your neighbours, ask questions, and better understand the work that goes into maintaining and improving our road.

Our strength as a community comes from participation — from those who volunteer their time, share their input, and stay engaged in helping Balsam Chutes continue to thrive. Even small contributions, whether it's attending the AGM or joining a conversation, help shape the future of our community.

More details about the meeting date, time, and location can be found in this newsletter and on our website. I hope to see many of you there.

Until then, enjoy the return of Spring — whether it's out on the trails, along the river, or simply taking in the fresh air close to home.

Warm regards,
Paul J. Adams
President, Balsam Chutes Road Association

Important Dates

May 7, 2026:
First Day of
Weekly
Garbage
Pickup

Visit the
District of
Muskoka
website for
information on
waste
management,
including the
collection
schedule.

June 13, 2026:
Annual
General
Meeting

Spring Road Report 2026



The winter of 25/26 has proved to be unique with some unusual challenges for Balsam Chutes Rd. Many thanks to Windermere garden center for dealing with our road clearing for another season. We had more snow than usual this year coupled with some extreme cold spells that created havoc with road conditions. High snow banks that froze solid and the layer of "icecrete" that formed on the road surface from the deep cold and some freeze/thaw cycles. Windermere had to resort to using a grader to widen the road as a blower could not penetrate the ice.

Also this winter the sanding was more frequent as icy road surfaces prevailed. Most snow clearing and sanding operations were efficient and well communicated by Windermere. Snow clearing operations use up aprox. 35% of our budget. Recently our summer grader was able to push back the edge of the snow banks and dig out some drainage channels. A point of interest, I counted that there are 110 snow cleared driveway entrances on our road.

A final plea for our road during the spring melt is **ESSENTIAL VEHICLE TRAVEL ONLY!** Any trucks/heavy equipment will cause extensive damage that creates expensive emergency repairs.

We (BCRA) strive to maintain a balance of costs and services provided to keep the road accessible year round knowing that there are limitations (which is why we are classified as a private road). It is a legal requirement that all properties on this road are subject to shared fees for maintenance and repairs that allow services and property access year round which is also a foundation for the value of your home/lot/insurance rate. All budget planning is based on 100% payment so **PLEASE PAY YOUR FEES PROMPTLY!** There is nothing more frustrating and time wasting to our board than dealing with late or non-payment of fees.

For the upcoming spring/summer we are planning more road widening efforts, more gravel placement and some ditching improvements. We also anticipate that service costs will rise due to the high price of diesel fuel.

On a final note, I am leaving my post as road superintendent as of June so this position will need to be filled.

Cheers, Ed K

Treasurer's Report

	FORECAST 2026
Total Revenue	97,086
General & Admin (all overheads)	11,451
Winter Maintenance (Plow and Sand)	30,128
Total Operating Expenses	90,278
2026 Unpaid member fees to date	0
Income	6,808
Bank Balance Forward from Dec 31, 2025	51,155
Payables and HST	0
Income Adjustment to reserves	6,808
End of year bank balance forecast	57,963

The year end balance assumes all member fees are paid

Treasurer's Report Continued

2026 Budget Notes

- 166 Invoices were sent out Mar 1st, 2026
- As of Apr 1st - 66% of owners have paid their membership fees
- 1.25% monthly interest on unpaid invoices starts May 1st
- As per bylaw the reserve must always be over \$40,000 to cover unexpected expenses from natural disasters

In the past 4 years, \$206,589 has been spent on care of the road and shoulder

Breakdown of Road Expenses from 2022-2025

Repairs	<i>Maintenance</i>	<i>Tree Cleaning</i>	<i>Grass and Bush Trimming</i>	<i>Signage</i>	
72,148	106,945	13,343	10,947	3,206	
Operating Expenses Year Over Year					
	2021	2022	2023	2024	2025
Total General & Admin	5,830.53	15,140.23	12,594.73	11,802.20	11,011.07
Winter Plow & Sand	10,913.99	24,550.37	27,550.00	27,538.75	29,968.75
Summer Road Maintenance	7,216.18	18,907.55	10,971.14	31,590.71	46,825.90
Road Repairs		47,870.66	24,193.32	26,299.00	
Total Expenses	23,961	106,469	75,309	97,161	86,806



Volunteers Needed

We are currently looking for volunteers to join the Balsam Chutes Road Committee. Can you spare just 2 hours per month to help support our goal of providing safe, reliable, and high-quality road access for our fellow property owners?

We're especially looking for people who may have skills or interest in:

- Accounting or bookkeeping
- Communications or social media
- IT support
- Collections
- Legal or administrative experience

Even a small amount of time can make a big difference to our community. This is an important initiative, and your support would be greatly appreciated.

If you're interested in helping, please reach out to learn more about how you can get involved.



Annual General Meeting

The road board is hosting this year's Annual General Meeting on Saturday, June 13th, 2026 from 9:00 – 10:30am at Port Sydney Community Hall.

The AGM is open to members in good standing who wish to learn about plans for the road this upcoming year.

Please join us at 8:30am for refreshments prior to the start of the meeting.



Community Member Survey

As part of our commitment to keeping the Balsam Chutes community informed and involved, we invite all residents and property owners to complete our member survey.

Your feedback helps guide our planning, improve communication, and ensure that our decisions reflect the needs and priorities of everyone who calls this road home.

[Member Survey](#)

Garbage Bins

A topic of concern is the use of garbage bins placed at the end of driveways providing easier collection for the homeowner. The town of Huntsville allows the use of animal proof collection bins with established rules and guidelines. Here are the key points to bear bin placement.

- Constructed of metal or wood in good working order and maintained.
 - Affixed with 911 / civic address or unit number directly on bin (vinyl, permanent marker, paint, etc.) and visible to the driver.
 - Clear path to the bin must be maintained (shoveled in the winter, cleared of brush in the fall) to ensure safe access and bin visibility. Lid is clear of snow and the latches/lid is not frozen shut.
 - No loose material inside container - all garbage must be bagged, organics in a Green Bin.
 - Lid must be able to be propped open (to allow driver to remove materials without holding lid).
 - The bin must not be placed in a location that would impede road maintenance work. (minimum 2 paces from edge of road)
 - Resulting damage or area debris occurring from wildlife intervention is to be managed solely by the property owner
- * Recommend the right-hand side if possible so that the collection truck drivers have an unobstructed view in the winter.

Please be aware; Using a garbage bin is done AT YOUR OWN RISK! All road contractors (snow removal, summer grading and garbage collection) have provisions exempting them from damage to bins/items during their operations. The BCRA is NOT RESPONSIBLE for damages to items/shrubs/decorations near the edge of the road.

Spring Water Safety

With the arrival of Spring and warmer days, many of us are naturally drawn back to the water — whether it's for paddling, exploring, or simply enjoying the beauty of the Muskoka River. It's one of the things that makes Balsam Chutes such a special place to live and visit.

At this time of year, however, the river can be especially unpredictable. Spring runoff, higher water levels, and faster currents can create conditions that are very different from what we experience in the summer months. Even familiar stretches of water can change quickly and present unexpected challenges.

We kindly ask all residents to take a moment to review water safety practices and to share these reminders with family members and visitors who may be less familiar with the river. Wearing a life jacket, keeping a close eye on children, and exercising extra caution near fast-moving water or along the chutes can make all the difference.

This is also a good time to be mindful of changing shorelines and slippery conditions when accessing the water. Taking a cautious approach early in the season helps ensure that everyone can safely enjoy the river throughout the months ahead.

As always, looking out for one another is part of what makes our community strong.

Wishing everyone a safe and enjoyable Spring on the water,
Balsam Chutes Road Association Board

Community Guidelines & By-Laws

Visit the Town of Huntsville website to view the town [by-laws](#) and read "Home Property and Planning" for a variety of information that helps facilitate cohesive [neighbourly living](#).

Helpful By-laws may include:

- Fireworks By-law #2020-34**
- Noise By-law #2018-155**
- Open-Air Burning By-law #2019-74**
- Parking By-law #2024-58**
- Pets By-law #2021-7**
- Short Term Rentals By-law #2021-91**

Safe Drinking Water

The Simcoe Muskoka District Health Unit (SMDHU) provides water sampling kits free of charge.

The best time to sample your well water is when there is the greatest chance of contamination:

- early spring just after the thaw
- in fall rainy season
- after a long dry spell or drought
- after heavy rains, floods
- after your well has not been used for a long period of time.

For more detailed information on well water testing, visit [Health Canada](#).

Current River Level

For local waterflow, visit the [Government of Canada website](#)

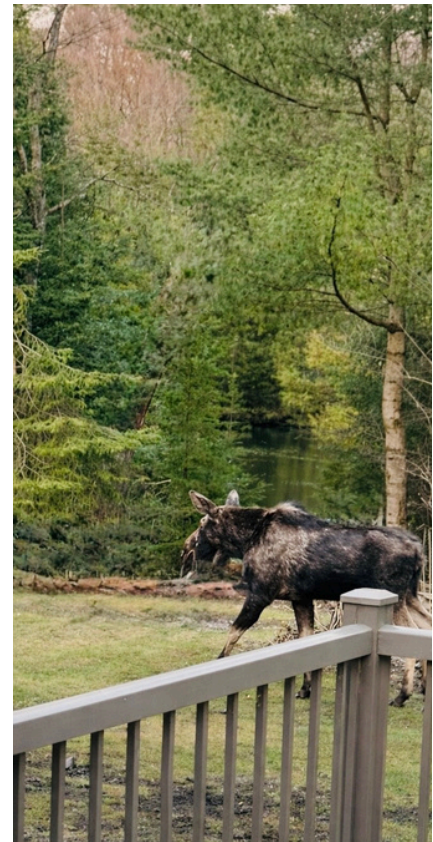
- choose Real-time hydrometric data
- choose Station Search
- type "North Branch Muskoka River"
- select View Report

Public Access Lots

Did you know we have 5 lots on our road that are owned by the Town of Huntsville and are for public access to the river?

Please remember to respect the space and keep it clean for the next visitors!

You can find them out at #'s 50, 172, 357, 585 & 591.



Reminder...

Check out our Facebook page (Balsam Chutes Road Association) for communication between residents and property owners of Balsam Chutes Road.

It is a place for information and community building. Feel free to share links and recommend services.

For information on road fees, by-laws, FOCA and more, please visit our [website](#).



Use of French/Stevenson Family Trails

Please respect the privilege of using the trails so generously shared with us by the French family.

Do not advertise the trails or the chutes.

When accessing the trail system, do so at your own risk and be mindful of the following rules:

- Stay on the trails, keep away from the residences and do not make new trails.
- Do not take glass bottles to the chutes and take out any garbage you carry in.
- Firearms, loud machines and campfires are not permitted on their property.

Please respect the private property signs on the Stevenson family trails and stay away from their dwellings.

Thank you for reading!

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