

BALSAM CHUTES ROAD ASSOCIATION



Spring 2018 Newsletter
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President's Message

– Lawrence Stevenson

Now that spring is here we see that the road is in terrible condition which will require immediate attention.

On a positive note everybody is extremely happy with the internet infrastructure installation. I want to thank the residents for their patience during this time. We recognize that some properties had poles and junction boxes installed out front we assure you these were done properly and within the road Association easement. I would like to invite all of you to our annual general meeting which will be held at the Port Sydney Community Center on June 24th 11 a.m. A light lunch will be served. There are several important items up for discussion that will directly impact you and your property value.

2017-2018 Board of Directors

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

2018 Culvert Drive

As discussed previously the board will put forward a motion at the AGM instituting a minimum standard regarding culverts to facilitate proper drainage for all owners. To assist in this endeavor the board will rent the necessary equipment and provide the aggregate materials with the exception of the culvert itself which will be at a cost to the homeowner estimated at approximately \$150. All Property Owners will be required to meet the minimum standard and all new builds moving forward will be charged accordingly. Construction only to begin after this requirement has been satisfied.

Please note:

The newsletter will be posted on the Balsam Chutes Road Association website, www.balsamchutes.com. It will no longer be mailed.





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.

Road Clean-Up

We have not scheduled a road clean-up for this Spring. We will re-visit in the Fall 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 2018.

Collections – Treasurer’s Report

Please remember to pay your fees on time. 2018 payment was due in March. 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 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.

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. Weekly garbage collection starts May 7th, 2018.

AGM

The 2018 Annual General Meeting will be held on Sunday, June 24 2018 at the Port Sydney Community Hall beginning at 11am. We hope you can join us!

Have a Safe Summer Everyone!