

# BALSAM CHUTES ROAD ASSOCIATION



Spring 2017 Newsletter

[www.balsamchutes.com](http://www.balsamchutes.com)  
[admin@balsamchutes.com](mailto:admin@balsamchutes.com)

## **Presidents Message** – Geordie Heath

Now that was a lot of snow! This winter Muskoka has received more than 40cm above the normal snowfall amounts. We have worked very hard to keep the road clear. But the sun is shining, the ground hog did not see his shadow and now the snow is melting quickly and there is a hint of spring in the air! Our fall 2016 road cleanup and BBQ was a huge success, with the biggest BBQ turnout yet!

Please pay your road fees and keep your account up to date. We would not have been able to do the work that we did without your help. Unfortunately even though residents are legally obligated to pay road fees, there are a number of residents that have chosen not to pay. We cannot continue to improve the road without your help. Over the last three years we have suggested many options for our residents to work with the board to facilitate a streamlined process to collect road fees. (Postdated cheques, e-transfer, payment plans etc.). Starting in the spring of 2017, if your property is in arrears, you will be notified by the Central Credit Collections Agency to bring your account up to date. This was not an easy option for the Board to make however we cannot continue to ask members in good standing for more money when we have such a large number of unpaid properties. As we continue to grow as a community, we will become more streamlined with correspondence, communication and further road improvements. This is a great place to live.

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

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

### 2016-2017 Board of Directors

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



The New Bridge is complete!

## Road Update – Steve Crowell

In the spring of 2016, we placed approximately 20 tonnes of gravel to fill in washout on hill near #131 BCR. We also installed 2 culverts across the road to help eliminate washouts from the winter melt water crossing the road. The first culvert was completed near #202 Balsam Chutes and the second culvert was completed near #650 Balsam Chutes. We rerouted the ditch at the Stephenson Rd #1 entrance to help stop the spring flow from undermining the road base and washing it out. The culverts were installed during our spring cleanup weekend. In May we had Luke Seward complete an initial grade to remove the spring potholes. In early June we hired HLD (Huntsville) to come in and place approximately 400 tonnes of granular grade A gravel and compact it. Looking forward to 2017:

The goal will be more ditching near #300 Balsam Chutes, #315 Balsam Chutes and a cross culvert at #322 Balsam Chutes to better divert water from the road. I'm also hoping to place another 400-500 tonnes of gravel on the road to eliminate more spring time soft spots. The base of BCR is better than it has ever been. If you have a spot on the road that you would like addressed please email us and I will be happy to speak to you about it. If we all continue to pay our road fees, as the money comes in I will be happy to continue to improve the road!

## Collections

As we discussed in the fall of 2016, we are still finding it difficult to collect road maintenance fees from both year round and seasonal residents. In 2016 we had only collected approx. 75% of outstanding fees. Beginning in spring 2017, we will be using an outside service for outstanding road fees. We were hoping to not use this option, however we need everyone's help to create a safe road and improve our community (internet, capital improvements). There are substantial costs to maintain a 3.1 km private road. We spend thousands of dollars each year to provide a safe road for the residents. We are including our expense reports in this newsletter. We are all volunteers and are trying to make this the best community possible. Thank you to everyone that has come forward to work with us to settle past due accounts. Your Board of Directors is open to many options to accept payment. Postdated cheques, e-transfers, money orders are all accepted. Thank you to everyone that has contacted the board. You have a legal obligation as a home owner on a private road to pay for road maintenance.

## What's New 2017??

\*Road Fee- As discussed and voted on at BCRA AGM in 2016 occupied lot road fees will remain **\$300.00** , and increase to **\$200.00** for vacant lots. Please pay your fees on time. This will allow your Board of Directors to plan for the 2017 road work campaign.



\*Internet Update- We are continuing to work with Lakeland Networks to provide fiber-optic Internet. We are waiting for the road owner to accept the agreement that has been provided to them. I am in contact with Lakeland Networks weekly to discuss all possibilities to facilitate the process. I understand that this is a very long process but as we move forward please remember this is a legal issue that needs to be handled properly, and we are following the steps. Yes it is frustrating and yes we are doing all that we can at this point. When it arrives (hopefully 2017) the cost will be around \$95.00/month which will include fastest internet in North America and home phone as well.



Road Clean-up Day October 2016

## Annual General Meeting

Our AGM will be held Sunday June 25<sup>th</sup> at the Port Sydney Hall. 2<sup>nd</sup> Annual BBQ at 12pm - Meeting to start at 1pm.

Please bring your thoughts and ideas to the table to be discussed.

## Other Important Items:

- **Speeding**  
Please remember to slow down and watch out for children pets and animals. The posted speed limit is 30km/hr
- **Buying or Selling on BCR?**  
Please contact your Board of Directors regarding your easement to the road. You may or not be required to pay a fee to the road owner.
- **Spring Road Clean-up**  
**May 27<sup>th</sup>** is our Spring Road Clean-Up day. Meet at 474 BCR, bring your clean up tools, saws and whatever else you think we need and we will host a BBQ afterwards to say thanks.
- **Dogs**  
Please make sure your furry friends remain on your property and not running loose. Excessive barking and running at large complaints will be handled by the Town of Huntsville  
Bylaw Number 2005148
- **Recreational Trailer (Camper Trailer)**  
Town of Huntsville By-law 3.27.1 “The use of tents, trailers and recreational vehicles for permanent or temporary human habitation shall be prohibited in all zones except in a RU1, RU2, SR or a RR Zone.” Trailers are only allowed during the construction of a dwelling when a building permit has been issued. A trailer lot is classified as an occupied lot and in 2017 will be invoiced at a rate of \$300.00/year
- **Website**  
Remember to keep an eye on our website [www.balsamchutes.com](http://www.balsamchutes.com) for lots of great information! If you have pictures you would like to submit we would be happy to post them!.
- **Garbage Collection**  
Please remember to put out your garbage and recycling the morning of collection day. Weekly garbage collection starts May 4, 2017.

- **Elections**  
Would you like to make a difference? Join your Board of Directors. You can be involved as much or as little as you like in your community!



Halloween Fun on Balsam Chutes!

Thank you to everyone who helps make our community a great place to live! Let's have a great 2017!

