

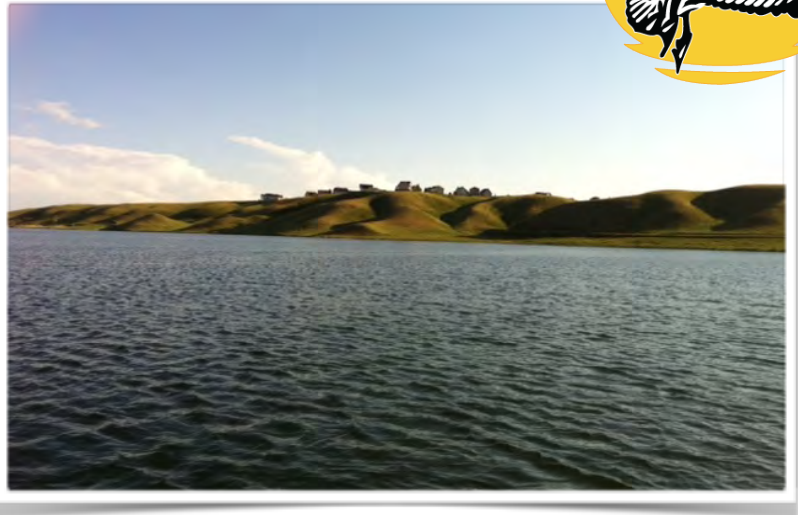
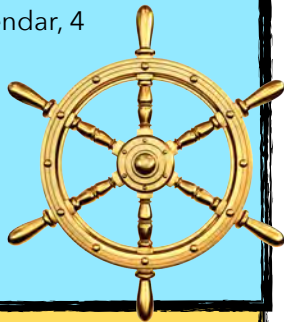
# LIFE AT THE LAKE

## Neighbours helping Neighbours



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## Semi-Annual General Meeting

Join us at 10:00 a.m. on May 20, 2017 in the clubhouse for the semi-annual general meeting. The goal of this non-voting meeting is to inform owners of board activities over the past 6 months and to advise of any changes that will effect you in the upcoming year. See Page 6 for details.

### Events - at a glance!

- May 20 - General Meeting
- May 20 - Potluck & Dance
- June 10 - Movie Night
- June 17 - Garage Sale Day
- June 17 - Chili Cook-off

### Facilities Update

- See Page 4 for an update of:
- Docks
  - Outdoor Pool
  - Indoor Pool

### THANK YOU!

The Board of Directors extends a heart-felt thanks to Herb and Kim for locking the club house throughout the winter months. Much appreciated!

## Lake McGregor Country Estates

### VISION

OUR VISION is to create a safe community that offers an inspiring lifestyle and quality of life in a desirable place in which to live and enjoy the benefits of family, friends and community.

### MISSION

OUR MISSION is to enhance and preserve the quality of life and sense of community through:

- Effective and efficient management of the Association,
- Building and maintaining a positive relationship with Lake McGregor Resort Corp.
- Enforcement of rules and covenants to preserve property values
- Support initiatives and capital improvements that benefit the greater good of the community

### VALUES

WE VALUE integrity, fairness, consistency and common sense, community participation, respect, cooperation and sense of community throughout all of our activities to achieve our vision and mission.

## Campground Program

The on-line campsite program is up and running. Login to the campsite registration link with username: resident, password: Pelican to get started. Remember that YOU, the resident, books these sites with your information as the "Guest" in this program. There is a field for the "Campers" information separately. Residents are required to be on-site when guests are registered in the campground and are to see the camp hosts to sign guests into their sites.

## Recreational Vehicle Tags

If you have completed the Recreational Vehicle Registration Form that was emailed out April 27th (see also Page 5), please see the Camp Hosts located in Site 10 to pick up your completed tags. This will help us identify resident versus guest vehicles as well as ensure the compound parking is kept up to date.

## Tree Planting Program

We would like to form a committee to create a landscaping plan for the beach area, and to create a strategy for tree replacement in the resort.

If you are interested in participating in this committee, please email David at [manager@lakemcgregorresort.com](mailto:manager@lakemcgregorresort.com).

Owners are requested NOT to plant trees on common resort spaces. We appreciate your positive intent, but tree planting needs to be planned, including the types of trees are required/allowed, where they should be planted, and how they will be cared for.

## REMIND.com

To receive instant messages regarding urgent issues at the resort, be sure to sign up for [REMIND.com](http://REMIND.com). See the "Members Area" at the community association's website [www.lakemcgregorresort.com](http://www.lakemcgregorresort.com) for sign up instructions.

## Advertising Properties for Sale

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Owners are reminded of the following procedure with regard to listing resort properties for sale (from "Community Rules & Regulations"):

### 2.8 Advertising Property for Sale:

In order to enhance community appearance and maintain property values, **real estate and private for sale signs are no longer allowed in the resort.** If you have a property for sale, the following process is in place to assist you in listing your property:

- **Register Property "For Sale"** - Residents are required to notify the manager at [manager@lakemcgregorresort.com](mailto:manager@lakemcgregorresort.com) of any property listings. At that time, the manager will provide the following:
  - o **Lake McGregor Sign** – The designated Lake McGregor Country Estates sign will be provided to post on your property. These are designed to notify other residents, guests and buyers that your property is for sale and that more information is available in the clubhouse and/or on the website. Empty lot owners are requested to post this sign on a stake at their curb stop along with a sign indicating the Block and Lot of the listing.
  - o **Realtor Access Code** - A temporary realtor code will be given to allow potential buyers to view listed properties.
  - o **Resort Access** – Remember that our community is a PRIVATE Resort. The realtor or a respected member MUST accompany all potential purchasers within the resort. All private or MLS listings must ensure instructions are clear that appointments are necessary to gain access to this GATED Community.
- **Property Listing Board** - Listing information may be posted on the public bulletin board at the entrance gate. All information must be posted on **ONE** 8.5 x 11 inch poster. Agents with multiple listings are limited to ONE poster for all current properties. It is the owner/agents responsibility to ensure that these are kept up to date and promptly removed when property has sold.
- **Real Estate Listing Binder** – It is strongly encouraged that each listing may also be placed in the marked binder inside the clubhouse by the community map. One divider is available for each listed property separated by listing type (Cabin on Lot, Cabin Lot Only, RV/Park model on Lot, RV Lot Only). Detail pages should be kept in order by Block and Lot Number. It is the owner/agents responsibility to ensure that these are kept up to date and promptly removed when property has sold.
- **Website Listing** – By registering your property with the resort Manager, your information will be listed on the community Website, as well as given to any potential buyer that inquires with the resort, FREE OF CHARGE! Please ensure you notify [manager@lakemcgregorresort.com](mailto:manager@lakemcgregorresort.com) if the listing changes or needs to be removed in order to keep this listing up to date.

Visitors to our website frequently send inquiries by email regarding available properties at the resort. Following the above procedure will bring your listing additional exposure ... free.



## Dogs on the Beach

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Owners are reminded that dogs are not allowed on the sand part of the beach. They are, however, allowed on other areas of the beach, including the grassy area, provided they are on a leash.

Refer to the “Community Rules and Regulations” document for additional guidelines for pets at the resort.



## New Boat Compound Signs

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Look for new boat compound stall signs to be installed in the next month. These new permanent White & Black metal signs will be assigned to each stall and not change when a resident changes sites, sells, etc.

Please note, there will be no changes to your current stall assignment...only the signs will change. These signs will be identified with a Letter, then 2 numbers in sequential order around the compound. For example, the Left Side of the Compound stalls will be labelled A01 to A32, Far Fence will be B01 to B35, etc. Once the new signs are installed, your Recreational Vehicle Registration forms will be updated accordingly.

The current yellow signs will remain up for the next month or so until everyone becomes familiar with the new numbering.

## Facilities Update

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The weather is finally improving and David and the staff are hard at work preparing the resort for spring, and their efforts are really paying off.

Weather and wind permitting, **the 2 main docks** on either side of the boat launch are planned to be in THIS WEEK (by Friday May 19th.) For those looking to bring boats out for the long weekend, IF unforeseen delays happen, an email will be sent out by Friday morning with an update.

A few issues have arose with the start-up of **the outdoor pool** including some plumbing repairs, broken light cover, etc. All parts are on order and we are moving ahead with the repairs and calibration over the couple weeks. At this point, we expect all parts to be in and the ability to be inspected and open by June 1st at the latest. We are still pushing for earlier if the parts arrive sooner.

An update for **indoor pool** will be provided at the meeting Saturday.



## LAKE MC GREGOR COUNTRY ESTATES COMMUNITY CALENDAR 2017

- SATURDAY MAY 20TH- POTLUCK & SPRING FLING DANCE  
& LMCECA SEMI-ANNUAL AGM
  - SATURDAY JUNE 10TH- MOVIE NIGHT
  - SATURDAY JUNE 17TH- GARAGE SALE DAY & CHILI COOKOFF
  - SATURDAY JULY 1ST- PARADE (AM) & FIREWORKS AT BEACH (PM)
  - SUNDAY JULY 2ND- POTLUCK & WINE DRAW
  - SATURDAY JULY 15TH- HALLOWEEN TRICK OR TREATING & FAMILY DANCE
  - SATURDAY JULY 29TH- MOVIE NIGHT
  - SUNDAY AUGUST 6TH- PANCAKE BREAKFAST, COMMUNITY CARNIVAL & GAMES
  - SATURDAY AUGUST 19TH- ADULT SOCIAL FEATURING BAND 'FERNY TURNBULL'
  - SATURDAY AUGUST 26TH- MOVIE NIGHT
  - SATURDAY SEPTEMBER 2ND- SCAVENGER HUNT & POTLUCK  
& LMCECA ANNUAL GENERAL MEETING
  - SUNDAY OCTOBER 8TH- THANKSGIVING POTLUCK
- FRIDAY EVENINGS JULY 7TH-AUGUST 25TH GAMES NIGHT (BOCCEE, HORSESHOES, ETC)**  
**PLEASE CHECK COMMUNITY BOARD IN CLUBHOUSE FOR MORE INFORMATION**

### RECREATIONAL VEHICLE REGISTRATION



**LOT/RESIDENT INFORMATION:**

Name(s): \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Address: \_\_\_\_\_

**LIST OF RECREATIONAL VEHICLES ASSOCIATED TO LOT:**

*~ Please list all vehicles & trailers associated with your lot including boat, personal watercraft, utility trailers, RV's & Golf Carts.  
 ~ Licenced passenger vehicles (i.e. cars & trucks) only need to be listed IF they have potential to be stored in the storage compound.*

Vehicle Type	Make	Model	Year	Licence Plate #	Stored		OFFICE USE ONLY		
					On Lot	Compound	Compound Stall #	Date Assigned	Bill As Extra
Le Fishing Boat & Trailer	Lund	Rebel	2016	FIS H1N		X			

Residents responsible to notify manager with addition or removal of vehicles and update records accordingly  
 Residents assume all liability and responsibility of their vehicles and any persons operating such vehicle

**RESIDENTS ARE REQUIRED TO HAVE ALL VEHICLES INSURED (including non-licenced vehicles - i.e. Golf Carts).**

I/we understand and agree to the rules for operating, storing and parking all types of vehicles within the property of Lake McGregor Country Estates and confirm that all vehicles listed above are properly registered and insured.

\_\_\_\_\_ Registered Owner      \_\_\_\_\_ Registered Owner      \_\_\_\_\_ Date      \_\_\_\_\_ Manager Approval



REVISED NOTICE OF  
**Lake McGregor Country Estates Community Association**  
**2017 Semi-Annual General Meeting**

Saturday, May 20<sup>st</sup>, 2017 – 10:00 am  
Lake McGregor Country Estates  
Clubhouse Auditorium  
Vulcan Country, AB

**The Business of the Meeting will be:**

- Introduction & Agenda
- Call to Order
- Developers Report
- Financial Report & Legal Update
- Facilities Update
- Staffing Update & Managers' Report
- Updated Community Rules & Regulations
- New Business
- Adjournment

Revised at Okotoks, Alberta, the 5<sup>th</sup> of May, 2017

By Order of the Board of Directors

A handwritten signature in blue ink that reads 'Dawn Thompson'.

Dawn Thompson, Chair

Lake McGregor Country Estates Community Association