



Monday April 20, 2020: [An Update from your Volunteer Board of Directors, 2019/2020](#)

Dear Residents of the Lake at Heritage Pointe Community:

With this partial AGM notification package, your Board of Directors will bring everyone up to date on Association direction and operations during this very unusual time.

The date of our 2020 Annual General Meeting has been rescheduled to **Tuesday September 15th** as we do not anticipate the relaxation of AHS guidelines for group meetings to be lifted by June 1st. Today's package includes a copy of the Audited Financial Statement for 2019, which will be presented formally in September. With the recent completion of our audit, and the legal requirement to distribute this document to our membership within 21 days of issue, we encourage you to review it and hold on to your copy for attendance at the AGM this fall.

The Covid-19 crisis will see us experience a vastly different summer in 2020. In keeping with the Chief Medical Officer of Health's Decision 02-2020, the Lake House, beach and sports court have been closed to resident access. They will remain closed until the provincial mandate has been modified or lifted.

The requirement for closure extends to any and all use of the Lake. The Lake House itself is now labelled a Vacant Premise under the terms of our insurance liability coverage. The beach, playgrounds and main dock are off-limits to all residents except for our Community Manager, Don Waldorf, and resident volunteers Glenn Ruskin and Mike Nerbus. These individuals have been granted an Environment Canada permit to be on the surface of the lake for required algae treatment/water quality testing and the authorized disruption of migratory goose nesting that forms part of the Association's goose control program.

No private watercraft may be launched to the lake surface by Lakefront homeowners, including water trampolines, paddleboards, canoes, kayaks, etc. Access to the Lake via the north dock will be taped off, as will the stream run-off point from the Upper Lake to the main one. Lakefront homeowners may continue to use their private docks, as none fall under the category of "shared access" points common to other lake communities. Swimming and fishing from private docks is permitted; however, in keeping with the prescribed practice of physical distancing, these homeowners are encouraged to restrict numbers gathered on their private dock and keep participation limited to family members living in the household only.

This is an exceedingly difficult message to deliver and we want to ensure residents that all measures being undertaken are the mandate of the province and AHS. As soon as any restrictions may be lifted, we will do so in a careful, thoughtful manner. We are in daily contact with the Lake Manager's Association, comprised of all private Lake Communities (HOA's and RA's) from Edmonton south to Okotoks. This valuable resource has been able to share the actions and methods by which all of us are complying with forced closure of our recreational facilities.

One common question being raised by residents in many of these HOA communities is "will we receive a refund on any portion of our annual fees now that summer recreational spaces are closed?" The simple



answer is, no. While the beach and Lake House may be closed, all other aspects of LAHPOA operations will continue. Maintenance of our green spaces, irrigation systems, aeration system, lake water treatments, weekly waste collection, etc. will not stop. Operating expenses will be reduced by the value of summer student payroll only. Community Manager, Don Waldorf, has accepted a reduction in his monthly compensation as aspects of summer staff supervision and programs are reduced. For the sake of property values in the Lake at Heritage Pointe community, all of the operations that make our community so desirable will stay the course.

Key capital improvements planned for this summer will move forward, most notably the very necessary replacement of the Lake House roof and gutter system in late summer. Smaller line items earmarked by the Life Cycle Study will go ahead; these include replacement of aeration system diffusers, repair of the Upper Lake fountain and replacement of deteriorating floats on the lake's stationary dock. Repairs to the Upper Lake pathways have been placed on hold as we monitor the possible financial impact of the Covid-19 pandemic on required LAHPOA revenues in 2021.

Your Board of Directors and Community Manager deeply appreciate the encouraging input and feedback from residents as we all work to stay positive in the face of something none of us has experienced before. While we have made the formal decision to cancel the Stampede Breakfast in July, we look forward to the possibility of a significant community event being made possible in the fall.

In the meantime, we thank all of you for your clear efforts around physical distancing as we take our daily sanity walks around the community. In one respect, this experience has made neighbours appreciate one another just a little bit more. We have seen an increase in random greetings and conversations exchanged between "strangers" (from two metres away, of course) like never before -- and this says something good about the spirit of our neighbourhood and its people.

At the AGM in September there will be several vacancies to the Board as Treasurer Heather Harris and Board Chair Louise Ascah are retiring. We encourage you to consider the time and talent you might bring as a board member to see the Association continue in its positive growth. As always, we urge you strongly to sign up for community email or follow us on Facebook. With the fluid nature of Covid-19, we need to disseminate information on its impact to the community in the fastest and most efficient way possible. PLEASE go to www.lahp.ca and sign up for email if you haven't already -- the more we all know, and the faster we know it, the better for everyone.

Stay positive, enjoy your yards and decks. Walk our greenspaces and pathways and feel the sun on your face (while keeping dogs on leash please!). If you have any questions about this update, please direct email to Louise Ascah at lascah@lahp.ca or Don Waldorf at dwaldorf@lahp.ca. Be kind and remember that your Board of Directors are also your neighbours, sharing exactly the same circumstance. Stay safe and let us all look forward to the day we come out on the other side.

Absolute best wishes from your Volunteer Board of Directors,

Louise Ascah Board Chair	Don Francis Vice Chair	Heather Harris Treasurer	Paul Taylor Secretary	Matt Secord Director	George Canyon Director
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