



Tuesday, May 6th, 2014

Greetings from the Chairman, on behalf of your volunteer Board of Directors,

As we head into a late spring our community is looking very good from a number of perspectives. The streets have been cleaned and if the snow would ever stop once and for all, the common areas would be able to be brought into shape with a thorough cleaning and mowing, along with the planned proper nutrient program.

In spite of the date change for a later in the year AGM, it continues to be a struggle to have the required audit and related book keeping items finished in time. Tax season wreaks havoc on our weary overloaded accountants and auditor. None the less, we are now ready to move forward with the annual meeting with everything in place.

As we reflect on the past year and feel good about all that was accomplished, it was a year of challenges in a few areas. The June flood had such a severe impact in our surrounding communities and even though we were spared the worst of the disaster, we certainly had our share of consequences. Our lake was the only available source of water usable for treating and purifying into drinking water for our community as well as all of the “Heritage Pointe” communities. With a damaged river bank at the inlet point of the water line used to service those communities, as well as to fill our lake, the lake water levels were extremely low for a good portion of the summer. The low levels in the lake meant we were unable to irrigate our common areas and the community looked a little the worse for wear. While that was troublesome aesthetically, our lake survived well. One huge blessing was the fact we had the aeration system installed a year earlier which had kept our water in a state suitable to be used at such a crucial time. The water quality of the main lake as well as the smaller upper lake are good. By the time this letter reaches you the main lake will have been stocked with good sized fish which will thrive in a great environment.

Our Stampede Breakfast was a huge success and was very well attended. We continue to look at ways to continue the tradition as costs escalate severely every year. This year’s plans are not yet completed; however, the BOD passed a motion that the Stampede Breakfast cannot continue to be a drain on our resources and as such must be self-sufficient either through sponsorship or whatever means are required. In light of that we may be looking at a revised format which could include the merchants in the strip mall participating with us.

We continue to work closely with the MD regarding many aspects of our community. Most of the last year projects became this year projects due to the flood and with any luck we are hoping to have the

community entranceway three-way stop intersection modifications completed this summer. We are grateful to have a great working relationship with the MD through our councilor, Reeve Larry Spilak. Recently the Lakehouse security and surveillance system was updated with modern, efficient cameras and equipment. The interior has been repainted and electrical work performed to help with continual outages which were a nuisance to say the least.

Here are a few of the items the management team and your BOD have been working on over the past year.

- Long Range Community Master Plan re: by-laws, financial, governance, administration & management, aging infrastructure, upgrades to facilities.
- Off-site rental storage for Lakehouse equipment and review of future on-site maintenance facility
- Improved Lake Community Architectural and Landscape Control protocol
- Improved Association Annual dues collection protocol establishment, implementation and results
- Resolution of past Association professional service conflicts, ie, legal, etc
- Increased Community Event Sponsorship relationships
- Increased Community Events and Lakehouse Programs
- Street sign replacement program with the MD
- Goodwill voluntary recycling containers placed throughout the community
- Collection of Lake Community past records and digitalization/electronic storage
- Study and initiation of improved Admin System and Communications including resident data base, website, newsletter, e-blast/e-news and Facebook
- Improved Tree Program in conjunction with MD
- Continued repair and replacement of irrigation system and parts

As you can see there has been much accomplished and there is more to do. Our community continues to age and the requirements are always rising in both quantity and cost. With a community of this size there are always surprises that come along which were not budgeted for but still require immediate attention. We continue to try and find sources for funds and grants from various agencies to help offset some of the costs when we are able.

Please remember the date for the upcoming AGM. It is Tuesday, June 24th, 2014 at 6:15 pm. There will be vacancies on the Board of Directors this year, as some members have fulfilled as many terms as they are able to fill before having to step down. Please consider spending some time to make our community a better place by serving on the Board. Also if you are unable to attend, please fill out your proxy form and give it to someone you know is coming and will represent your vote at the AGM.

Best regards on behalf of your LAHPOA Board of Directors,



Joe Friedel
Board Chairman