



THE LANDOWNER 2016

The Year in Review

I'm pleased to report that the past year has been another successful one for our association.

With many new people moving into the area, the association was very active. Unused and overgrown roads were opened, culverts were installed, ditching projects were completed, bridges were resurfaced, new traffic signs were installed...and of course, the maintenance work of grading, brushing, and resurfacing continued in all areas.

While our main focus has always been our roads, the last number of years have also seen us concentrate on getting our fiscal house in order. Changes to our accounting system, emailing fee invoices, accepting E- transfers, collecting delinquent accounts, short term investment of emergency fund moneys for the best return (we are able to access this at any time) and tendering out services are a few of the things happening that add up to good stewardship of your membership dollars which is the job your board of Directors have been elected to do.

There's no question that good fiscal management will always enable positive movement and additional money for our roads, accesses and projects, so it's been rewarding to hear positive comments from many of you on the direction we are taking. That said, there are always different ways to achieve results, so we're also trying new ways to bring value to our members, like listing local contractors or merchants who offer price breaks to our membership through advertising on our web site.

However, we have an opportunity to do more than that. The Association should also be the collective voice of our community. We should be an organization that proactively steps up and advocates on issues that affect the entire community. After all, we are the largest cottage association in Atlantic Canada and have a unique opportunity to voice our concerns on a larger stage with a stronger voice. To that end we've been slowly ramping up our participation in things that will have a long term impact like development and engaging with local governments to discuss the high level of taxes and the low level of services for our members.

Admittedly, this is a non-traditional role for the association, but changes are happening around us and we must protect and forward our interests through an increasingly proactive approach. Recently the municipality spoke to taxing our common lands (boat launches, beaches and green areas). Through appeals and the engagement of our local councillor, we avoided this....this time. The lesson learned from this process made it clear that an active association with a strong voice can be heard, and make a difference to not only hold the status quo, but to work towards additional benefits and improvements for the community.

This next year is also going to be a pivotal one in our history with the approved bylaw changes (summer AGM) that affect how we govern ourselves and elect our directors. With the changes in lifestyles today, people are genuinely busier and have less available time for volunteer activities. Unfortunately this often leaves some areas without representation. To address this the board is implementing new procedures which will be outlined in our organization policy document. We have come up with some well thought out options that will take us into the future with a solid plan to ensure that the organization continues to flourish.

Lastly, I'd like to thank the Board for another great year and acknowledge all the hard work they put in. It's a pleasure and privilege to work with such a great group of people.

Glenn Hines - President

MAINTENANCE FEES 2016-2017 (No change from the previous year)

Property Description	Maintenanc e	Snowplowin g	Capital Expense	Total
Year Round	226.00	260.00	40.00	526.00
Seasonal on plowing route	226.00	53.00	40.00	319.00
Seasonal(non-plowing	226.00	0	40.00	266.00
Vacant Land	103.00	0	10.00	113.00
Private Dream Estates	282.00	0	0	282.00

All fees are subject to H.S.T.

Note: Payment of fees can be done by e-transfer. For more information contact our Treasurer, Sylvia Cherry

Collection of Delinquent Accounts

After years of the Association trying to collect delinquent accounts, the Association contracted with Credit Consultants of Dartmouth two years ago to help us with this challenge.

For the year ending April 31,2016 \$43,569.35 had been collected.

For the current year beginning May 1, 2016, \$46,304.87 has been collected up to the end of October.

ATV and Trail Bike Usage on Roads

There has been an overwhelming increase in the use of off road vehicles on our roads in recent years. While we realize that there are people other than our members who sometimes use our roads for this purpose, we do want to keep our members informed about proper use of such vehicles. Unless you are only using your ATV on your own property, all off road vehicles **must be licensed and insured** if they venture onto our roads. Also, no one under the age of 16 should be operating an ATV on the roads. For the safety of all of our members and their children, we hope that everyone will exercise caution and watch their speed when using their off road vehicles.

Our Email Database

We continue to receive email addresses from many of our members and have them now updated in two databases. Invoices and statements sent out from our accounting program will come from gmlloa2@gmail.com and other notices and newsletters will come from our info@gmlloa.ca email address. Being able to email to our members has already resulted in a huge savings on postage, so we will once again send out forms with the mailouts and hope to add more emails this year. Thanks to those who are participating already!

For Sale - First Come, First Served

We have for sale some new pressure treated timbers that were purchased when the Black Rattle Bridge was re-done. They are 8" x 10" x 13' and there are six of them. They were originally \$137.00 ea. and we are selling them for \$70.00 ea. Possible uses would be as a retaining wall or shed base. If you are interested, contact us at info@gmlloa.ca or call Frank Cameron at 902-685-2372.

Clarification of Voting Procedures at Annual General Meetings

According to our bylaws, under Article 5 in the section on Membership, all property owners, regardless of the number of lots owned, are entitled to **one vote** at an annual general meeting. The definition of property owner is anyone whose name is on the deed of the property. Therefore, if a property is jointly owned (ie. husband and wife, parent and child(over the age of 18), partners, etc.), **both people** would be entitled to attend and have **one vote** at the annual general meeting.

Maps of our Areas Now on Website!

This past spring we were able to add some wonderful and very detailed maps to our website. They show the roads, lots and green areas within our association. A big thank you to Don Williams for putting these together for us! If you haven't been on the website, check it out. We hope you will find lots of useful information there. Our Facebook page has also been a great way to pass on relevant information, articles and news on upcoming events in the area.

Application Form for Potential Board Members

If you are interested in joining our board of volunteers and wish to have your name submitted to our nominating committee, please complete the form at the end of the newsletter and email or mail it to our address. Names will be considered on a first come, first serve basis. The section under particular areas of interest could be things that you might be experienced at such as finance, computer or website experience, environment, roads, etc. We are always looking for interested volunteers who can contribute their time and bring some fresh ideas to the table!

Your Working Board for 2016 - 2017

Annis Beach Road	Doug Coulter	902-682-7089	doug26_2@hotmail.com
Sun Haven Road	Frank Cameron	902-685-2372	
Baker Point North	Steve Adams	902-830-8682	sadams@timbercreek.com
Baker Point South	Pat Warren	902-835-7620	patwarren@ns.sympatico.ca
Beaver Cove East	Don Williams	902-456-0912	don.williams.email@gmail.com
	(Road Chairperson)		
Beaver Cove West	Nancy Kenz	902-685-3543	nancyckenz@gmail.com
	(Secretary and Policy Chairperson)		
Beavertail Subd.	Dwayne Primeau	902-471-4507	dwayneianprimeau@gmail.com
	(Vice President and Web Chairperson)		
Forest Country	Al Hatt	902-685-2272	akhatt@oregans.com
Forest Heights	"	"	"
Hidden Lake	Dave Brown or Dave Boston		
Sunrise Shores	Dave Brown	902-350-6225	db.blackrattle@gmail.com
Thumb Cap Point	Dave Boston	902-543-8036	daveboston@eastlink.ca
Twin Lake Estates	Vince St. John	902-685-2411	
Uhlman Point	Corey Smith	902-252-6406	coreyrsmith@gmail.com
President	Glenn Hines	902-860-0671	gkhines@eastlink.ca
Other Contact Numbers:			
Sylvia Cherry-Treasurer		902-685-3283	sylvia.cherry@exitinterlake.com

Submission of Interest for Director Position

Name_____ **Date:**_____

Location of Property (GMLLOA)_____

Phone:_____

Email: _____

Any particular areas of interest?_____

Greater Molega Lake Lot Owners Association

P.O. Box 242, Bridgewater, NS B4V 2W9

Web site: gmlloa.ca

email: info@gmlloa.ca