

THE LANDOWNER

WINTER 2012

PRESIDENT'S MESSAGE

The 2011-2012 year saw your Board work very hard to provide the best services possible to the members of the association. During the year the Board of Directors held meetings to conduct the business of the association in a formal manner. These meetings were held at the Exit Realty Boardroom in Bridgewater at no cost to the association with the exception of the annual meeting held in Chelsea at a cost of \$ 75.00.

During the 2011-2012 year \$ 30,000.00 of the surplus realized from the 2010-2011 year was apportioned to both the South and North Shore road maintenance budgets allowing for additional work to improve the roadways for the members. Due to the change in year end to April 30th, these additional funds were carried over to the 2012-2013 Budget year.

The operation of the association depends entirely on the dedicated efforts of our many volunteers with the varied interests of our different chapters represented by elected directors. Unfortunately, the past year saw one chapter without board representation. For the 2011-2012 year the South Shore had one vacant chapter, while the North Shore had a full roster of directors.. Additional volunteers are still required for various committees and special Projects from time to time.

The financial statements for the year ending April 30,2012 are available on the web-site.

As President , I would like to extend my sincere thanks to the Board and the Road Committee members as well as to all the volunteers for their ongoing commitment, effort and support.

Fees for 2012-2013

The maintenance fees for 2012-2013 will remain the same as last year.

This is the breakdown for the fee billing:

Year round users- Maintenance \$ 220.00, Snowplowing \$ 210.00, Capital \$ 40.00. Total \$ 470.00

Seasonal users on plowing route- Maintenance \$ 220.00. Snowplowing \$ 30.00,Capital \$ 40.00. Total \$ 290.00

Seasonal users off plowing route- Maintenance \$ 220.00, Capital \$ 40.00. Total \$ 260.00

Vacant land- Maintenance \$ 100.00, Capital \$ 10.00. Total \$ 110.00

Note: These fees are all subject to H.S.T.

GMLLOA WEB SITE "GMLLOA.CA"

The Greater Molega Lake Lot Owners Association 's web site was developed as another means to keep members informed of the business of the association. Presently the web site contains some Policies, By-Laws, Meeting Minutes, Financial Statements and other information. There is also space for notices and information. Notice of date and time for the Annual meeting are on the web site as well as other meeting dates. There is a discussion forum for members and a E-Mail link to the association. Some time ago members received a user ID and Password to gain access to the web site. Upon 'logging in' members are encouraged to up-date their profile and change their password and enter their e-mail address. This is not required information. If for some reason members cannot log into the site, contact Eric MacMillan to have login and password reset. Member feedback is appreciated.

GREATER MOLEGA LAKE LOTOWNERS ASSOCIATION

**Budget
2012-2013**

INCOME

Maintenance Fees	\$ 168,000.00
Sub-Total	\$ 183,000.00

Uncollected Allowance	\$ (54,000.00)
Allowance for early payments	\$ (6,000.00)
	\$ 60,000.00

SUB-TOTAL	\$ 123,000.00
Collection of Old Fees	\$ 8,000.00

US Exchange	\$ 131,000.00
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Recoveries	\$ 300.00
TOTAL INCOME	\$ 131,300.00

EXPENSES

Operating Expenses

Bank Charges	\$ 350.00
Computer Services	\$ 4,800.00
Insurance-Liability	\$ 1,500.00
Meeting Expenses-Room Rental	\$ 500.00
Professional Fees	\$ 2,500.00
Collection & Legal Expenses	\$ 8,000.00
Stationary, Postage, Office Supplies	\$ 8,000.00

TOTAL ADMINISTRATION	\$ 25,650.00
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Road Maintenance

South Shore Winter	
s/s Ploughing	\$ 16,000.00
s/s Sanding	\$ 9,000.00

Total S/S Winter	\$ 25,000.00
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South Shore Maintenance

Summer	\$ 79,390.00
Other	\$ 1,000.00

TOTAL SOUTH SHORE	\$ 80,390.00
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North Shore- Maintenance

Grading	\$ 1,600.00
Summer	\$ 24,788.00

TOTAL NORTH SHORE	\$ 26,388.00
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TOTAL ROAD MAINTENANCE	\$ 131,788.00
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Transfer to Reserves	\$ 5,000.00
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TOTAL EXPENSES	\$ 162,438.00
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Income/Expenses	\$ (31,138.00)
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Transfer from 2011-2012 Surplus	\$ (31,138.00)
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Income/Expenses	\$ -
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GMLLOA ACCOUNTING SYSTEM

The association is in the process of changing its accounting program which will hold both the membership lists as well as the accounting program which will save time as the old program had two separate systems, one for the membership and one for the accounting side. Enclosed with this mailing is your invoice for the 2012-2013 year produced from the new system. While there is no tear off section as in the past, the top portion with the association's address can be folded to fit in the enclosed window envelope.

WINTER MAINTENANCE PROGRAM

The costs to fund the program for 2011-2012 came in under budget due to the unusual winter weather. The 2012-2013 budget will remain the same as the 2011-2012 year's budget.

There are still members not contributing to their share of the costs. A large portion of the non payers comes from the minimal charge of \$ 30.00 to members with a cottage or trailer on the plowing route. This minimal charge allows them access to check their properties over the winter, access for fire protection and also for the RCMP to do cottage checks. This is a small price to pay for the benefits it provides. There are also a few members living year round with outstanding balances. The members with outstanding balances will be dealt with through our collection program.

Remember we are living on private dirt roads with varying weather conditions during the winter season and members should prepare on this basis. Helpful hints are that members should have a good set of winter tires possibly studded, or a set of slip on chains and carry a snow shovel and some sand in their vehicle.

The Road Committee Chairperson will contact the contractor when four (4) inches of snow is forecast. Roads will be plowed at the discretion of the contractor when four (4) inches of snow has accumulated, and the storm has ended. Sanding of icy roads will be done at the discretion of the Road Committee when required to promote safe passage. It is to be noted that neither the contractor nor the Board of Directors will be held responsible for delays in plowing or sanding due to equipment failure, etc; **Be Prepared and drive safe this winter.**

TAX EXEMPTION ON ASSOCIATION LANDS

The Association successfully negotiated a tax exemption on our 185 acres of common lands for the taxation year of 2011/2012. The association will again be requesting the tax exemption for the 2012/2013 year.

ANNUAL MEETING

The annual meeting of the Association will be held at the Chelsea Community Centre in July 2013. Notice of date and time of the meeting will be mailed to all members in early June.

For those members that are unable to attend the Annual Meeting, a copy of the year end financial statements can be viewed on the web-site or a copy can be requested by mail to the Greater Molega Lake Lot Owners Association, P.O. Box 242, Bridgewater, N.S. B4V 2W9

Board of Directors 2012-2013

OFFICERS:

President	Ron Harnish
Vice President	Glenn Hines
Secretary	Eric MacMillan
Treasurer	Sylvia Cherry

Beechwood Estates	Steve Mac Donald	1-902-685-3960	stevemacdonald268@yahoo.ca
Beaver Cove East	Frank Caméron	1-902-685-2677	frank.br@ns.sympatico.ca
Beaver Cove West	Sylvia Cherry	1-902-685-3283	sylvia@exitns.com
Beavertail Subdivision	Chris Willison	1-902-860-4623	chris.willison@eastlink.ca
Forest Country	Al Hatt	1-902-685-2272	amhatt@eastlink.ca
Forest Heights	Garnet Pettipas	1-902-685-3347	atthehook81sq@eastlink.ca
Hidden Lake	Vacant		
Sunrise Shores North	David Marryatt	1-902-685-2560	marryatt911@ns.sympatico.ca
Sunrise Shores South	Eric MacMillan	1-902-685-2897	e.macmillan@eastlink.ca
Thumb Cap Point	Paul Langille	1-902-685-2366	priangille@eastlink.ca
Twin Lake Estates	Ken Butler	1-902-685-2106	klbutler@basicip.net
Baker Point South	Pat Warren	1-902-835-7620	patwarren@ns.sympatico.ca
Baker Point North	Ron Harnish	1-902-422-5658	rharnish@hdca.ca
Uhlman Point	Glenn Hines	1-902-860-0671	gkhines@eastlink.ca

Closing Remarks

As President I would like to extend my sincere thanks to the Board of Directors and The Road Committee members as well as volunteers for their on-going commitment and efforts. The Board of Directors would like to take this opportunity to wish all of its members a Merry Christmas and a Happy New Year.

Ron Harnish
President, 2012-2013

GMLLOA ADDRESS

Greater Molega Lake Lot Owners
Association
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Bridgewater, Nova Scotia
B4V 2W9

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