

Aylen Lake Community Association



Rainbow over The Bluff (Blueberry Hill)

June 2007

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PRESIDENT'S MESSAGE:

I am sure we all share the anticipation of wonderful summer days and evenings at our favorite lake. Everything from the soft evenings listening to the loons to the majesty of our violent storms excites me, as I am sure they do you.

As I drove along the main road and fire road 2 earlier this spring I was aghast to see the vast amount of garbage and litter that was exposed by the lack of snow and green vegetation along the side of the road. Indeed, Bob and Margaret Ogilvie picked up a whole truckload of junk along a 2 KM length of fire road 2 just a week ago. Most of this stuff was drink and food containers discarded from passing vehicles (hunters, cars, snow mobiles etc.). The mentality of this kind of littering escapes me, but it happens. I encourage all to organize a short clean up party in your area. I know our members and property owners are not the culprits, but we will have to take ownership of this problem and help to clean it up.

I encourage everyone to respond to WRAFT's call to arms on the issue of the unfair property taxation that has affected us all, (see the **IMPORTANT WRAFT UPDATE** article further on in this newsletter). The present government's stall tactic of "freezing" property taxes until just after the elections is a very transparent delay tactic. The Ontario elections are less that 6 months away; and, after the election is over we will lose our bargaining position for another 4 years. As I mentioned in my previous message, (see the last newsletter) WRAFT has joined forces with CAPTR to form a 1 million member strong alliance seeking a change to the present taxation assessment system. One million voters can influence Queens Park. The least we can all do in support of this initiative is to send our letters of concern to our government officials as requested by WRAFT and CAPTR to your respective MPP, especially if your MPP is Liberal. If your MPP is not Liberal WRAFT requests that your letters be sent to both The Ontario Minister of Finance and the Premier of Ontario. The link to find your MPP is available at www.aylenlake.ca in the WRAFT updates.

I hope you all have a good season this year.

Cam Hubbs

COUNCILLOR'S REPORT:

Hello Aylen Lakers! Greetings to all and welcome back to paradise! Margaret and I enjoyed another cozy winter here on the lake, but were sure pleased to see the ice go out, the return of the loons, spring blossoms, and other signs that summer is near. We kept hoping that the black flies would miraculously be wiped out by global warming, but the reverse seems true – they're here and biting!! I hadn't intended what follows to look like a grocery list, but Council has been busy and I did want to touch on its major activities. I'm really enjoying being your councillor, though I must admit that the seemingly endless meetings and workload were not entirely anticipated. That said, I'll be most happy to hear from you regarding any concerns or suggestions for improving the lot of fellow residents. (613) 756-3476 bogilvie@xplornet.com. We'll be here all summer with the exception of holiday time in June (5th – 23rd).

LOCALLY FOCUSED:

Roads: Members of Council conducted a "Roads Tour" on May 5th of all roads in the Municipality for which we are responsible. Recommendations for Dickens roads are as follows: Grading and calcium for dust reduction – similar to last year. Improvements to the system to include: – "Chevron" signs at the beginning and end of areas on the North Road where there is a sharp drop – smaller green diamonds along dangerous edges in between. Several culverts require upgrading. Gravel to be added in low spots throughout our system.

Landing: The floating dock was put in place May 14th. A request has been made (but not yet approved) to purchase an additional section of the floating plastic dock. Also before Council is a new Boat ramp proposed for the far side of the permanent crib-based dock, where the bank is steeper and boats can be launched from trailers in deeper water without requiring the trailer and vehicle to enter the water. The ramp would likely be cement pads secured to the bank. This would double the number of access points to and from the water for boats and trailers.

Signs: The following information will be placed on a sign on the main Aylen Lake road and on all roads leading to boat ramps in the Township of South Algonquin:

“Attention all vehicles towing motor boats: Please stop here and open the bilge drains in your boat so that your vessel will not introduce contaminated water to our waterways. Remember to close those drains before launching! Many thanks and happy boating! Township of South Algonquin”

Waste disposal/recycling: Arrangements similar to those in existence last year have been made regarding dump hours and garbage pick-up at Aylen Lake. Unfortunately, recycling is not a priority for most councillors, but I am hopeful that an agreement may be reached with the Ottawa Valley Waste Recovery Centre which received the contract to handle garbage disposal and recycling in Algonquin Park whereby they may take the township’s recyclables. Council has agreed to hear a presentation by OVWRC, but costs are expected to be high...

Web Sites: The South Algonquin Web Site has been updated (and linked to your Aylen Lake site). Current and past Council activities, including Minutes, By-laws and Agendas may be found there. Ideas for additions to the Township site would be welcomed, as would photos “showing off” the beauty of our township. The URLs are:

<http://www.township.southalgonquin.on.ca/>

and <http://www.aylenlake.ca/>

The Aylen Lake Site is superbly crafted but appears to be underutilized. Please read and contribute!

TOWNSHIP-WIDE ACTIVITIES:

Municipal Building: You may have heard that there are serious problems with our eight-year-old municipal building, which is closed until repairs are completed. The Municipal Office is temporarily located in the Lester Smith Recreation Building in Whitney. Basically, the furnace-HVAC system was improperly installed in the crawl space beneath the building. This resulted in a build up of moisture and the growth of mould in the structure. The problem was compounded by some significant design defects. Upon discovery of this situation, the

building was closed and mould experts and a structural engineer are making recommendations on how to dry and vent the building properly, kill the mould, seal affected areas, stabilize the structure and effect repairs. You will be updated further in my report to the ALCA AGM in August.

Land Ambulance Service: This service was initiated in Whitney on April 15th. The ambulances and Paramedics are housed in an area in the Whitney Fire Hall. There will be an official opening of the service on July 14th in Whitney - you are most welcome to attend. The ambulance can be contacted at 613- 756-3090.

Works Department Efficiencies: Until last month, the Works Department had offices and yards in both Whitney and Madawaska. These are now consolidated in Madawaska and the vacated space in Whitney now houses the Ambulance Service. This will reduce the cost of running the Works Department considerably and will save the township the expense of constructing a building for the ambulance service.

Budget Process: Township departments and services are preparing their initial budgets, and improved accounting procedures are in place which will make it easier to track expenditures next year. Council intends to hold taxes at present levels, even though demands for service and unanticipated expenses like the repairs to the Municipal Building will make it difficult to do so. Meetings at which the budget will be discussed will be posted on the web site (see Agendas).

Wind Power testing: A number of companies are interested in the possibility of establishing wind farms in the area – mainly near Whitney and close to the Whitney power line. They will erect small wind recording towers in the area to check the feasibility of wind generation here. Most attractive to them is access to the Provincial Grid at a point where the lines are not presently carrying at full capacity. Public hearings will be held if any company proposes to build a wind farm.

Family Health Team: The Department of Health has approved the establishment and provided full funding for of a Family Health Team,

which will consist of three part-time health professionals; a nurse-practitioner, a nurse, and a dietician. This Team will be attached to the Medical Clinic in Whitney.

Civic Addressing: During planning sessions Council set civic addressing as a high priority for the township. Staff have been working on setting up the framework for this system and we hope to complete addressing over the next 12 to 18 months. The system will greatly improve the reliability and response times for fire, ambulance, and other emergency services. This would be a first step towards a 911 call service.

Physician Recruitment: All the townships in the catchment area of the Barry's Bay hospital have combined resources to hire a part-time Physician Recruiter in an attempt to entice one or more GPs to this under-serviced area. A number of promising leads have already been created and recruiting prospects have improved substantially in the last several months. The recruiter is also helping to locate temporary assistance for the local doctors in the ER.

Hazardous Waste: This year the collection of old paint, motor oil, toxic chemicals etc. will take place at the Madawaska Works Dept. Garage (just east of Madawaska) on Sat. August 11th from 9:00 – 3:00. **Please use this service!**

Official Plan: Possibly the most exciting recent development is Council's decision to work with Brock University Geographer Prof. Chris Fullerton to develop an OP for the township. This will allow all of us to have a good deal more control over land use and zoning issues in the many varied regions of South Algonquin. Since Prof. Fullerton will use the development of the OP to conduct research and to train his graduate and undergraduate students, the plan will cost the township only 10 percent of the \$200,000. that would otherwise be required. (Previously, the cost had proved prohibitive.) Surveys and public meetings will be held throughout the next two years, with the first discussions likely to take place early next Fall, when Council, Fullerton and his students begin to develop the OP. A detailed outline of the process will be available in July.

So as you can see, Council has been busy. I do hope you'll find at least some of this information of interest, and again, Margaret and I wish you, your family and friends a wonderful summer here at The Lake.

Warm regards,
Bob Ogilvie

IMPORTANT WRAFT UPDATE:

IT'S NOW OR NEVER! – STOP ASSESSMENT ANARCHY!
(We need a 5% annual cap to protect our property rights)

Report to WRAFT Members
April/May 2007

Recent developments:

The next six months leading up to the provincial election is the most critical period in our ongoing quest for property tax reform. In the past month we have made major strides towards reform. The Ontario PC party has put the 5% cap in their election platform. We strongly endorsed this initiative. In response, the Liberal government has included a four year assessment cycle and four year phase-in in the recent spring Budget. While we support the PC plan at the same time we will continue to push the government to include capping in their proposal. Without that change the Liberal plan is only a short term fix to a long term inequity.

IT'S SIX MONTHS TILL ELECTION DAY. WE NEED YOUR HELP TO FINISH THE JOB.

Sorbara budget fails homeowners:
Why we need a cap on assessment increases.

Ontario Finance Minister Greg Sorbara's plans to spread property assessment hikes over four year cycles are just tinkering: it doesn't fix the unfairness and it prolongs the tax increase agony.

It means the property tax pain for hundreds of thousands of Ontarians will be inflicted over a longer period when their double-digit assessment hikes lead to higher property taxes.

There is nothing in the budget that will prevent a return to dramatic, double-digit increases in property assessments, nothing to stem the tide of volatility.

The Coalition After Property Tax Reform, which represents about a million Ontario property owners, believes assessment hikes must be limited to no more than 5 per cent annually. Otherwise, the combination of hot real estate markets in some areas and a crude assessment methodology will continue to lead to massive volatility in valuation and hence in property taxes.

We chose a five per cent annual cap because it is the average annual increase in residential real estate prices in Ontario over the past 25 years. It is therefore a fair and realistic cap which will allow assessments to rise in line with past trends and not with overheated current market conditions

In the last assessment in 2005, more than 100,000 properties in Ontario were up between 30% and 150% compared to the average provincial increase of 12%. In Toronto, increases by ward averaged from 5% to 19%.

The Sorbara four-year cycle will not change this unfair system: It just means the person who gets the 100 per cent assessment increase in 2009 will have four years to deal with the heavy tax impact. Then the next assessment notice will arrive.

This is a completely unfair system and the province has failed to fix it. When the assessments start landing in mailing boxes in 2009, they will still wreak havoc with many homeowners.

The promise the McGuinty government made in 2004 to fix the volatile assessment and property tax regime which has been in place across Ontario for nine years remains unfulfilled.

Ironically, it is John Tory, leader of the Ontario Progressive Conservative party, who recently announced a 5% cap on annual assessment increases as part of his election platform; after all, it was a former PC leader, Mike Harris, who made the system mandatory that we are burdened with today.

To their credit, the Ontario New Democrats set up a task force and held hearings across the province on the assessment system, and they too have recognized the need to end its volatility and unfairness.

If Mr. Sorbara had combined his new four-year assessment cycle with our five per cent assessment increase, he would have solved the problem.

CAPTR* 5% Capping Rationale

- the PC Party has now adopted a cap of 5% in their election platform; the NDP has proposed a freeze position until a property is sold. CAPTR strongly supports 5% as a cap or smoothing mechanism. 5% approximates the long term average increase in residential property values in Ontario.
- the 4 year phase-in introduced by the Liberals to mollify our movement for tax reform is just tinkering and merely giving many of us a gradual notice of eviction! - it neither deals with the volatility of the assessments nor with the basic unfairness of the assessment process.
- in the last reassessment, 61% of all residential Ont. properties increased by more than 6.5% per year, and over 400,000 properties have increased by more than 13% per year – volatility caused by the system, not our actions!
- through all party consent in Nov 2006 the Nova Scotia Legislature has capped assessment increases from 2008 onwards at the rate of inflation. - so there is a Canadian precedent.
- the Canadian Federation of Independent Business (CFIB) in an Oct 2006 report showed that Ontario collects more in property tax (as a % of GDP) than any country in the OECD. - so fairness becomes a huge issue.

- 15 states in the US have capped assessments and none have subsequently removed it - so it works.
- Maryland is the only US jurisdiction that uses a phase in approach similar to the Liberal policy, and it also imposes a cap – so why has the Ontario Government short-changed us?
- the Ontario Ombudsman said in the appendix of his report that he experienced a “tidal wave of concerns” including the volatility and unpredictability of assessments, the shift in tax burden to "hot" property markets that trapped seniors and people on fixed incomes and the resulting tax on substantial unrealized capital gains. - so the concern is widespread.
- When the current 3 year assessment freeze comes off in 2008, if the Liberals survive the Oct 10, 2007 election, they will have to deal with some very upset and hurting people if nothing further is done before then.
- an assessment cap is revenue neutral to both the municipalities and the province. It does not cap taxes - only the volatility of their distribution amongst property owners.

Write/email your MPP TODAY – see www.captr.org for how to do it!

What can you and your members do to help?

Please contact your MPP where you live, if they are Liberals. Tell them the Liberal plan is not enough and does not deal in any real way with the volatility inherent in a system based on fluctuating real estate markets. Instructions for contacting MPPs are on **Error! Hyperlink reference not valid..** If your MPP is PC or NDP write directly to the Finance Minister at gsorbara.mpp@liberal.ola.org

Some folks have asked what they should say in their email or letter. Please reread the material we sent you in April. Basically tell your MPP and the Finance Minister that the Liberal plan for a four year assessment cycle and four year phase-in just doesn't cut it. It's purely a band-aid. Only a cap on assessment increases will deal with the volatility which is the fundamental problem with the present system.

We don't believe in form letters so personalize your letter.

- Say how you have been hit with unmanageable tax increases.

- Say that your income is not increasing at anywhere close to the rate of increase in your taxes. If you're retired mention that.
- Say that you don't want to sell your property but may be forced to do so. Say that you are a second generation cottager and had hoped to leave the property to the kids but even if you can hang on, they won't be able to afford it.
- Say that cottaging is going to only be available to the wealthy.
- Say whatever fits your situation.
- Finally say that both opposition parties have put forward proposals which would fix the volatility and the election is only a few months away. The Liberal government still has time to fix their band-aid scheme by adding a cap.

Your Ayles Lake Community Association Executive strongly support the efforts of WRAFT/CAPTR and urge each and every one of our members to write their Provincial Members of Parliament as discussed above. Together we can make a difference.



Ruffed Grouse drumming for a mate!

Fire Pump Reminder:

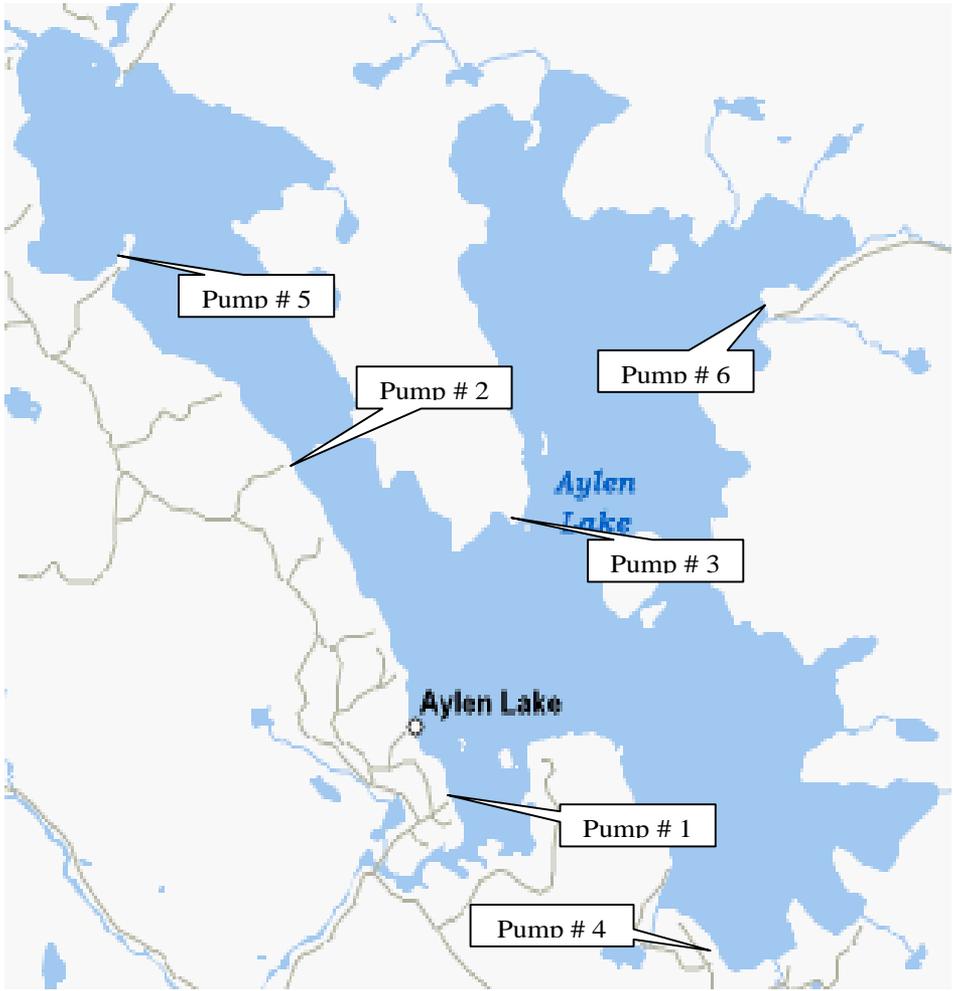
Please be advised that while there are no plans for a formal training session on the use of the ALCA fire pumps, you are all encouraged to get some hands-on training from the person who looks after the pump nearest you. Please contact them directly, and arrange for a demo at a mutually convenient time this summer. Trying to learn how to use the pumps when you are trying desperately to prevent a forest fire is probably much too late.

There are several cottagers on the lake who have their own fire pumps. Andrew Hassall has advised us that he has one that is on his dock whenever he is at the cottage, but locked away when he is not. Andrew's cottage is on the west shore of the northeast arm of the lake. Bob Ogilvie also has a pump located on his dock in Burnt Depot/Gaffney Bay and it will generally be available from early May until late October. If anyone else who has their own pump would like this information included in a newsletter, please send details to any member of the Executive, and we will prepare a list for publication.

Bruce Dick would like to remind those volunteers that maintain the pumps to please replace the gas with fresh gas, and service the pumps as need for the upcoming season. Invoices for expenses may be forwarded to the Secretary / Treasurer for reimbursement.

The Executive suggested at last years Annual General Meeting that we would be trying to find low-maintenance replacement enclosures for the fire pumps, as some of the existing ones are beginning to deteriorate badly. Fred Kuehn has investigated several types that proved to be too flimsy for our purposes, but has located a small Rubbbermaid resin 'garden shed' type enclosure that should do adequately. They have been purchased, and we hope to install them this summer.

Fire Pump Locations:



The Township of South Algonquin fire telephone number is (613) 637-5556.

Know your fire road access number and be prepared to give this number when calling for help.

Aylen Lake Volunteer Firefighters

Zone # 1

Public Dock-Fire Road # 1	
David Thornton	756-9052
Gerry Belisle	756-5256
Mark Gunner	756-1061
Bill White	756-5699
Dave McDougall	756-2957
Len Westwell	756-0019
Mitch Marks	756-1047
Peter Kenwood	756-0013
Pierre Villeneuve	756-0013
Geoff Barnes	756-7161
Chuck Roper	756-6933

Zone # 3

East Arm-No Road Access	
Fred Kuehn	756-0689
Tim Hoekstra	756-7146
Brent & Kathy Starr	756-0313
Gerry Mahoney	295-3391.
Don MacKenzie	756-0313
Katie King	756-7146

Zone #5

Dennison Bay-Fire Road # 12	
Mike McCormack	756-0373
Don Henry	756-0370
Mike Henry	756-3056
Steve Philip	756-1178
Gord McMeekin	756-0386
Geoffrey Iles	756-9044
Bruce Dick	756-9329
John Hynds	756-1227
Marc DeGrosbois	756-2216

Zone # 2

Turkey Island-Fire Road # 10	
Ken Harrison	756-5021
Andy Sylvain	756-1235
Art VanWinckle	756-0020
Mike Radonicich	756-3478
Winston Rogers	756-0412
Murray Stone	756-0064
Gwen Brown	756-0086
Tim Pennal	756-5996

Zone # 4

Burnt Depot Bay-Fire Road #4	
Jack Connors	756-3470
Cam Hubbs	756-1951
John Moore	756-3477
Jim Wellman	756-1787
Andrew McPhee	n.avail.
Robert Ogilvie	756-3476
Bob Harrison	756-9607

Zone # 6

Bonnechere Bay-No Road Acc.	
Ted Blaker	n.avail
Art Fort	936-6117
Rick Fawcett	334-9292
David Kitchen	334-9292

Fire Information:

If you wish to be added to the list of volunteer firefighters (as listed above), please contact Bruce Dick at 756-9329.

<p>Honda Pump (4 cycle-straight gas)</p> <p>START: Install suction line, fill with water Fuel lever ON and choke closed Throttle 1/3 away from slow Ignition ON then pull starter cord</p> <p>STOP: Set throttle to slow Ignition OFF</p>	<p>Wajax Pump (2-cycle-gas/oil mix)</p> <p>START: Fill suction line with water Connect fuel line then close choke Push in overspeed switch Set throttle to start; do not run without water in pump body Pull starter cord and open choke</p> <p>STOP: Set throttle to slow to cool Ignition OFF</p>
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Fire Pump and Shoal Marker Disclaimer Notifications:

In last year's June Newsletter it was made clear that fire fighting and shoal markers are not covered by our Association liability insurance policy. Rather than doing away with fire fighting pumps and shoal markers your ALCA Executive has chosen to retain our pumps and shoal markers but to produce disclaimer statements covering their use. These disclaimers will be prominently displayed and published at least once a year in our newsletter. A copy of the fire pump disclaimer will be posted inside all fire pump boxes so all pump users understand that the Aylen Lake Community Association accepts no responsibility for the use of the pumps. The Shoal Marker Disclaimer will be posted on the bulletin board at the Landing.

The disclaimer statements read as follows:

PLEASE READ CAREFULLY

AS A CONDITION OF THE USE OF THESE FIRE PUMPS AND ASSOCIATED EQUIPMENT, THE USER(S) ASSUMES ALL RISK OF PERSONAL INJURY, DEATH, OR PROPERTY LOSS RESULTING FROM ANY CAUSE WHATSOEVER INVOLVING THESE PUMPS.

THE USER(S) AGREES THAT THE AYLEN LAKE COMMUNITY ASSOCIATION SHALL NOT BE LIABLE FOR ANY SUCH PERSONAL INJURY, DEATH OR PROPERTY LOSS AND WAIVES ALL CLAIMS WITH RESPECT THERETO.

THE AYLEN LAKE COMMUNITY ASSOCIATION'S LIABILITY IS EXCLUDED BY THESE CONDITIONS.



SHOAL MARKERS ON AYLEN LAKE

Shoal markers on Aylen Lake are placed by volunteers at known shoal locations. Due to weather conditions and other factors markers may move or disappear completely.

The Aylen Lake Community Association shall not be liable for ANY personal injury, death, property damage or loss resulting from any causes whatsoever involving the shoal markers.

THE AYLEN LAKE COMMUNITY ASSOCIATION'S LIABILITY IS EXCLUDED BY THESE CONDITIONS.

Our personal consumer choices have ecological, social and spiritual consequences. It is time to re-examine some of our deeply held notions that underlie our lifestyles.

-David Suzuki

Garbage Concerns:

We Aylen folk pride ourselves in being environmentally friendly, yet there have been several signs this spring that we could be doing a better job of keeping our Lake area beautiful. Cam mentioned the huge amount of garbage picked up along the road in his message and the picture below shows the accumulation at the dumpsters over several days. Fred Kuehn took the picture below which depicts the amount put in the dumpsters between Sunday (when they were emptied) and Tuesday following the long May weekend. There's always clean-up to be done during cottage opening every Spring, but please dispose of large items (tires, wood, broken equipment etc.) at the Madawaska dump where such items will be sorted and dealt with appropriately. Everyone else on the Lake and Township will thank you!



No one person has to do it all but if each one of us follows our heart and our own inclinations we will find small things that we can do to create a sustainable future and a healthy environment.

-John Denver

Garbage Pick-up Schedule:

The Aylen Lake garbage truck will be at the Landing starting July 2nd until Labour Day weekend at the following times:

Sundays: 12 noon to 3:00 pm

Wednesdays: 9:00 am to 12 noon

(Monday pickup on holiday weekends 12 noon to 3:00pm)

The times can also be found on the Aylen Lake website and if there are any changes they will be updated there.

Association Members' Email List:

If you wish to be included in the Aylen Lake Association email list, please send a short email to fred.kuehn@rogers.com and include the desired address in the body of the email. This will allow you to receive important notices and electronic copies of the bi-annual newsletter.

2007 Association Dues:

If you have not paid your 2007 membership dues of \$30.00 please do so. An increase from \$20.00 to \$30.00 was voted in at the 2006 AGM and will offset rising costs incurred by the association, particularly for insurance. For those members who have 'paid forward' their dues at the old rate and possibly beyond, it would be greatly appreciated if you could make up the difference. Please make cheques payable to Aylen Lake Community Association and mail to ALCA c/o Fred Kuehn, 20 Lismer Crescent, Kanata, ON K2K 1A2

Thanks for your continued support!

2007 Dates to Remember

- Saturday, July 7 Regatta planning meeting
10:00 a.m.
Bruce & Connie Dick's cottage
Fire Road 13-A-3
- Wednesday, August 1 Regatta beach clean-up
10:00 a.m. at Ranger's Point Beach
- Saturday, August 4 Annual Aylen Lake Regatta
1:00 p.m.- Ranger's Point Beach
Rain Date: Sunday, August 5
- Please NO
PETS**
- Saturday, August 11 Aylen Lake Community Association Annual
Meeting – Parking Lot Upper Level
9:00 a.m. – Registration
9:30 a.m. – Meeting
- Rain Date: Sunday, August 12
1:00 p.m.- Registration
1:30 p.m. – Meeting

Sailing Club News:

Come on out and join the Sailboat Races every Saturday starting July 28th to September 1st. Races start at 1:00 pm. This season we hope to run three of the six races at the south end. For more details call Don Henry 613 756-0370 or Mike McCormack 613 756-0373.

Good Old Days on Aylen:

Many of us go back quite some time on the Lake – all have heard stories of the early days ‘round here. Please submit old photos and brief stories to ALCA for inclusion in the next several Newsletters (room permitting). Here’s a sample...



This photo was taken on April 16th, 1919 and is of RocqueLand Lodge, located in Burnt Depot – built by Ned Landon and Gerry LaRocque in 1915 as a hunt camp. It remained as such until Annie Landon and the children discovered it in the early ‘20s, thereby converting it into a cottage which is still used and loved today. Many early Lakers were railroaders, ‘cause only they could stop the train at the Aylen Lake siding, but farmers, locals, hunters, fishermen and loggers enjoyed this pristine wilderness as well.
