

# Balsam Lake Association

City of Kawartha Lakes, Ontario, Canada

2016

[www.balsamlakeassociation.ca](http://www.balsamlakeassociation.ca)

## A Message from the President ...

By: Douglas Erlandson

The Balsam Lake Association was formed in 1970, spawned by concerns of unfettered development that potentially would have exceeded the capacity of the lake and undoubtedly would have adversely affected the rural recreational environment that we all enjoy. Over the years the Association has been involved in many activities intended to maintain and improve the security and enjoyment of lakefront and near-shore property owners; however in the Fall of 2015 the Balsam Lake Association found itself at a crossroads. Interest in the Association appeared to be waning – attendance at the Annual General Meeting which has never been overwhelming was particularly disappointing and, more importantly, the Association was having difficulty finding volunteers to replace Directors who were retiring after many years of service.

Not surprisingly, when approached individually, Balsam Lake property owners are supportive of the work of the Association and greatly appreciate that there is an organized group of dedicated individuals monitoring lake-related activities and working in their best interest. The value of the Association is seen as well worth the \$5 annual fee that has remained constant for almost 20 years.

The fundamental support for the Association but lack of real volunteers set the remaining Directors on a mission to restructure and revitalize the organization to better meet the needs of property owners. Our efforts thus far have been focused in three areas: the development of a new By-Law to better govern the day-to-day activities of the Association; an increased

emphasis on communication; and a renewed drive to encourage waterfront and near-shore property owners to support the Association, both financially and with representation on the Board.

Key to the restructuring and revitalization of the Association is the proposed new By-Law. When approved, it will minimize the requirement for property owners to be directly involved in the governance of the Association. We recognize that you come to the lake to relax rather than attend meetings so the proposed By-Law eliminates the requirement for a traditional Annual General Meeting but at the same time improves the link between the Association and its constituents through the introduction of area representatives. Boardmembers will be recruited from defined geographical areas and will provide a more direct link to and from the Association.

The Association has also undertaken to improve communication through the introduction of an annual Newsletter, through greater and more effective use of the Balsam Lake Association website, and by embracing the 21<sup>st</sup> Century use of social media. In addition, there will be a concerted effort to recruit Directors from areas that are not currently represented.

While the proposed new By-Law will eliminate the requirement for traditional Annual General Meetings, our current structure requires that the membership approve changes to by-laws. Therefore, the Board will be seeking your approval of the proposed By-Law at a General Meeting. Please join us on June 4th.

### Balsam Lake Association General Meeting

9:00 a.m. Saturday, June 4th, 2016 at the  
Royal Canadian Legion Branch 519 in Coboconk

**A Proposed New By-Law for the Balsam Lake Association**  
By: Douglas Erlandson

The Directors of the Balsam Lake Association have undertaken to restructure the Association so that it can operate in accordance with anticipated new Not-for-Profit legislation and so that it can better serve Balsam Lake waterfront and near-shore property owners.

This restructuring is detailed in a proposed new By-Law that would govern the day-to-day operation of the Association. The full text of the By-Law is available on the Balsam Lake Association website at [www.balsamlakeassociation.ca](http://www.balsamlakeassociation.ca).

Key factors driving this restructuring are our current inability to generate any reasonable quorum for Annual General Meetings, difficulty recruiting volunteers to serve as Directors, and the need to have more broad-based representation from around the lake if the Association is ever going to achieve its full potential.

Important aspects of the proposed new By-Law include:

- The Association will seek to have 13 Directors each representing a defined geographical area. These Directors will improve the link between the Association and property owners.
- The 13 Directors will constitute the Association eliminating the requirement for a large Annual General Meeting. Although the Balsam Lake Association has over 600 dues-paying members there has rarely been more than 15 to 20 people at an AGM.
- Balsam Lake waterfront and near-shore property owners will be defined as "Supporters" and their primary link to the Association will be through their area representative. Cottage and Road Associations, Ad Hoc Groups and individual Supporters will have the option of participating in the selection of their area representative.
- There are provisions within the By-Law to dissolve the Association if there is no longer a need for the Association or if financial support or volunteers are not forthcoming.

For the full text of the By-Law refer to the Association website at: [www.balsamlakeassociation.ca](http://www.balsamlakeassociation.ca)

**HYDRO ONE Rates for Seasonal Customers**  
By: Robert Nixon

As most of us know, hydro rates are a significant burden for most Ontarians. In particular, Hydro One's Seasonal rates are a major concern as the delivery component is some 3 times that of our permanent neighbours. In the interest of addressing this inequity, The Balsam Lake Coalition (BLC) was formed in 2012 and has intervened in all of the appropriate Hydro One rate cases since that time.

In March of 2015 the Ontario Energy Board issued its decision (EB-2013- 0416) regarding Hydro One rates. The directive from the Board instructed Hydro One to eliminate the Seasonal Rate class and migrate the existing Seasonal customers to their respective 'density-based' rate

groups (Urban, R1 & R2). The Board further directed Hydro One to recommend a 'transition plan' to phase in these changes over a five year period to minimize any significant 'rate shock' experienced by some customers with this change.

Quoting directly from the Decision:

*The OEB finds the arguments of BLC to be persuasive. The Board has determined that the Seasonal customer classification is no longer justified and directs Hydro One to prepare a plan by August 4, 2015 for the elimination of the Seasonal Rate class commencing January 1, 2016.*

Hydro One opposed this directive and has instead agreed to introduce Flat Rate Delivery charges to all its customers over the next few years. While this will result in a more equitable distribution of Hydro One's delivery costs across its customer base, it still leaves some Seasonal customers unfairly subsidizing other Hydro One customers.

While this outcome is disappointing, BLC continues to monitor the situation and remain involved in this issue as it develops. The Balsam Lake Coalition is comprised of a few dedicated individuals working to correct this inequity. The Balsam Lake Association will continue to support their efforts.

For further details, visit our website at:  
[www.balsamlakeassociation.ca](http://www.balsamlakeassociation.ca)  
e-mail: [balsamlakeassociation@gmail.com](mailto:balsamlakeassociation@gmail.com)



**Gail McCormack**  
Broker / Owner

[info@KawarthaWaterfront.com](mailto:info@KawarthaWaterfront.com)  
[KawarthaWaterfront.com](http://KawarthaWaterfront.com)

**1.877.992.9927**

*Waterfront is our Specialty*

**We would welcome an opportunity to serve you.**

## Marine Hazard Marking on Balsam Lake

By: Jeff Taylor

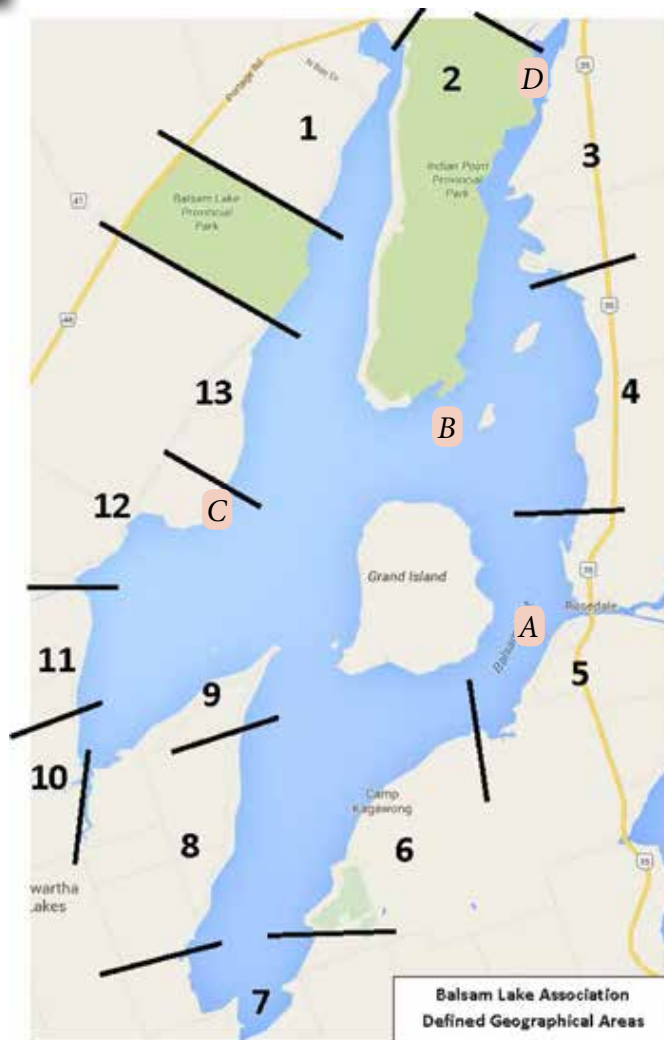
For the last five years, the Balsam Lake Association has been diligent in marking four marine hazards that are not far from the Balsam Lake main navigation channels. Of course, there are many other marine hazards so boaters must refer to Transport Canada Marine Navigation Charts which detail the topography of the lake and river bottoms.

BLA Hazard Marks are installed by volunteers just prior to the May 24th weekend and are removed immediately after Thanksgiving. The marks conform to Transport Canada Private Buoy Regulations. They are yellow with a reflective band and are annotated with the Association name and/or website address. If you find a mark adrift, please contact the Association.

The sites marked by the BLA are shown on the adjacent map. They are:

- A** Togo Rock - south-east of Grand Island, with 3 buoys installed in a triangular formation outlining an island of rocks only inches below the surface
- B** Grand Rock - approximately 200 metres north of Grand Island, marking an island of rocks just at the surface
- C** Mackenzie Point - indicating the shallow portion of the shoal running south of Mackenzie Point
- D** North Lightning Point - marking the shallower portion of the shoal which runs east of the navigational channel leading toward Coboconk

If you are aware of other sites that may warrant a hazard mark, please contact the Balsam Lake Association. Keep in mind that a volunteer is required to seasonally install and remove the mark.



### BLA - Defined Geographical Areas & Directors

- 1) North Bay - Ross Bird
- 2) Indian Point - Craig Mather
- 3) Coboconk & Northeast Shore - Barbara Peel
- 4) East Shore - Gerry McKeown
- 5) Rosedale Area -
- 6) Southeast Shore - C. Lee
- 7) Killarney Bay - Birch Point -
- 8) South Bay -
- 9) Long Point - Jeff Taylor
- 10) Homewood Park - Staples River - Mike Lange
- 11) West Bay - Doug Erlandson
- 12) Southern Balsam Lake Drive - Robert Nixon
- 13) Northern Balsam Lake Drive - Robert Nixon





## The Balsam Lake Association Needs You!!

By: Gerry McKeown

The Balsam Lake Association, also known as the BLA, has supported the development and health of Balsam Lake for several decades. Its supporters and sponsors are people like yourself who have an investment on the lake; who cottage seasonally or live here permanently. Some are retired and others not, but one thing crossing the decades is the BLA serves its community, the lake and the surrounding area. The BLA is managed by a Board of Directors consisting of local and seasonal residents who meet year round and provide services to the lake community such as:

- Monitoring water quality in the lake and feeder watershed areas
- Involvement in development of the Balsam Lake Management Plan
- Providing shoal and hazard markers (marine standard) around the lake to add to boater safety
- Supporting our local Chamber of Commerce
- We are well known to local politicians, Federal, Provincial and Municipal and they seek our input on key issues
- Monitoring the local political scene all year round when seasonal residents have left and bringing forward topics we feel are of concern to property owners
- Providing a website to keep you up to date on ongoing activities, developments, etc.

- Operating a booth at Coboconk's Fresh Water Summit; providing personal contact for information and/or queries
- Helping you to enjoy your time on Balsam Lake and helping protect your investment as a cottage or home owner

If you are not currently a sponsor of the BLA we would like you to be. The cost is \$5 per cottage or residence annually. Given the size of your investment in this area, this is a very minimal cost. Please give it your consideration and if you require more information or would like to ask questions, please feel free to contact:

**Gerry McKeown – Treasurer**

**e-mail: [balsamlakeassociation@gmail.com](mailto:balsamlakeassociation@gmail.com)**



If interested in placing an ad in future editions, please contact us by **e-mail: [balsamlakeassociation@gmail.com](mailto:balsamlakeassociation@gmail.com)**

## Upcoming Events

By: Balsam Lake Association

- BLA General Meeting - June 4 at 9:00 a.m., Coboconk Legion
- Coboconk Fresh Water Summit - June 17 & 18
- Residents of Rosedale Parkette Grand Opening - June 25 at 10 a.m.
- Round-Up Events - Coboconk on June 25 and Fenelon Falls on July 9
  - (hazardous waste, electronics, plastics, etc.)
- Canada Day Celebrations - July 1 in Fenelon Falls
- Coboconk Lions Duck Derby - July 31
- Evening of Local History - August 27 in Coboconk Legion
- Kirkfield Festival - September 3
- Santa Day - November 26 in Fenelon Falls
- Leaf and Yard Waste Collections - Jun. 3, Oct. 28 and Nov. 11
- Coboconk Fall Festival (TBA)

