



# Deanlea Beach Association

## Spring 2015 Newsletter

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

### President's Message

Volunteers: Contact Mary Jane if you wish to volunteer at 705 361-2457

The Board would like to thank those who without fail come forward to volunteer their time every year to help the Association. We could not do what we do with our limited funds without them. Having said that we are still in need of volunteers for both short and long projects. The Board thought it would be a good idea to list the projects so people could put their name to a specific project. Here they are: Road work, Keeping footpaths clean, beach cleanup (particularly after the weekends); Keeping the community board updated; Funday 8am to set up tables, provide tents or shelters, set up games; later on, help with food preparation and serving (last year we had a problem finding enough people to serve the food and it is difficult to find people that day); loading and unloading the trailer of food and cleanup at the end of the day. At the end of the day when you have been working to make the day a success it is exhausting to have to pack up everything and take it home. Normally everyone has gone back to their cottages. One or two persons could make a huge difference with this. I would like to get some of the youth, the ones with strong backs, involved with this and it would be great to have someone organize them.

This year Wendy Spademan cannot volunteer to organize the Fun Day games. I am putting a call out for someone to take on this role. The good news is that all the details and directions are recorded. It is a great way to meet some wonderful people and there is a real sense of accomplishment at the end of the day.

### Annual General Meeting

Our AGM will be held Saturday June 20, 1 pm at Wyevale Church (across the street from Jug City). There have been an extraordinary number of motions put forward for this AGM. It's wonderful to see active interest from the community but we want the meeting to end in a timely fashion so discussion will be tightly managed.

A reminder that only property owners or their designated agents are eligible to vote or be recognized from the floor at the AGM. We will continue our past practice of deeming a person who ordinarily uses the premises for which dues have been paid as being the designated agent for the title holder in the absence of said title holder.

I have some concerns about some of the motions which are being proposed. Some of the motions are intended to tie the hands of a future board. Another ties the hands of the Board so that we won't be able to do maintenance because there won't be enough money. Others will increase the workload of Board members. This is not good governance.

If members make the job of being a Board member onerous then it is going to be difficult to attract new Board members. We need younger people on the board but they won't volunteer if the bylaws are unduly restrictive or cause a heavy workload. Just to give you an idea of how much time it can entail, DBA related business has taken about two months of my year. I am asking you to think about implications of motions before you put them forward at the meeting. You will be able to present your motions under New Business at the AGM. The agenda of the AGM will be available on the website, e-mailed and in a box on our screened in porch at 36 Rosemary.

Last summer the gate at Henrys Road had to be taken down to be in compliance with the Ontario Fire Code. At the same time as the gate came down we put No Parking signs up. We also put removable posts to discourage inappropriate use of the road and to keep the aesthetics as pleasing as possible. A number of residents mentioned how much better it looks to not have the view blocked by unsightly gates.

Henrys Rd (the boat ramp) is owned by the membership so we are seeking input from all residents at the AGM. In order to give structure to the discussions here are some possible options:

1. Leave the road as is with removable posts and a boat ramp that could double as an accessible footpath.

2. Build a locked gate at the end of Henry's Rd to block vehicles from using the boat ramp inappropriately. Contingent on a legal opinion regarding liability.
3. The boat ramp would be replaced by an accessible footpath with posts to stop cars.

Residents at the north end have patiently waited for another access pathway to relieve some of the congestion at the north end. They have had to deal for several years with the fact that there is nowhere to pull off the road to unload. Residents have pointed out that Henry's Rd provides a place for vehicles to pull off of a main road and not hold up traffic because it's a dead end.

Some residents have questioned whether we need a boat ramp when Jackson Park is not that far away and there have been complaints about having to dig vehicles out when they get stuck.

The boat ramp is to be used by Deanlea residents only. We can't offer neighboring beaches our ramp. Remind them that Jackson Park is not that far away.

We look forward to a lively debate and invite full participation.

#### Beach Front Owners

I often get called by residents about the actions of others regarding the dunes. I then get to put on my coat, my hat, my gloves and boots (by now I'm exhausted) and go down to the beach and check things out. Sometimes owners need to bring heavy equipment over the dunes in order to reach their backyards. We understand this but because the Association owns the dunes you need to get permission from the Board. Its part of being a good neighbour to notify the Board and to pay for any damage done to the road in front of your place and replace damaged vegetation on the dunes. I like the way the township handles this situation. Before the township gives permission to access public property the property owner has to pay a deposit which is refunded if no damage is done. I think that this would be a fair way to keep our costs down and our dunes and roads in good shape. What do you think?

Just a reminder that trees, grasses and other vegetation cannot be removed if it is on DBA property.

#### Preserving Our Dunes

With the support of the Board Loris is starting a tree replacement project. Every year for the next five years we would like to plant 10 or more trees on the dunes. These trees will need to be watered regularly so it would be great if we can involve our children. If you see us with our little watering cans come join us. The trees not only preserve the dunes but in buffeting the cottages from the wind they help to maintain the cottages. Loris will take into account lakeside cottage sight lines when he plants the trees consulting with property owners.

#### Real Estate Agents

Last summer I submitted complaints to RECO regarding the behavior of Mike Kelly and Peggy Worthen. (Read my riveting description in the fall newsletter 2014.) The Real Estate Council of Ontario determined there was no conclusive evidence to support my letter of complaint. They went on to say that the information on Deanlea Beach's boundaries is not publicly available. It was not available when Mike Kelly acted but Sandy Raymer of the Southern Georgian Bay Association of Realtors sent the following correspondence to their members last summer:

"We have been advised by the President of the Deanlea Beach Association that this beach is private therefore not accessible to the public. Those wishing to use the beach must be a dues paying member to the Association AND their property must be on one of the following streets: (streets listed) this information should be shared with potential buyers to ensure there is no confusion of whether they have beach access."

RECO also dropped the case on Peggy Worthen because the listing did not make a promise regarding the use of the beach. It just said it was in walking distance of the beach which is true. Apparently misleading implications don't count.

We may not have won the cases with RECO but we can decide to avoid agents who show little respect for our neighborhood when looking to sell or buy. We also have found that Sandy Raymer will keep on top of this if we phone in a complaint.

#### The Raffle

I noticed last year that there were a lot of young people at Fun Day but none of them were buying raffle tickets. The raffle is a fundraiser so if anyone has an idea as to how we can engage this group please let us know.

#### Water Testing

Due to the results of our water testing (thanks Carlotta and Randy) I was able to approach the Manager of Public Works with a request to investigate the cause of the high e coli levels. The new Council has put aside \$6,000. to investigate.

#### Twitter

We now have a twitter account and the link is <https://twitter.com/DeanleaBeach>

#### In memoriam

It is with sadness that we note the passing of Karl Wolfbeiss, Diane Williams, Dini Kerk, and Bruce Harrison. A donation will be made in their memory to the Georgian Bay General Hospital Foundation as part of FoTTSA's fund raising initiative. Our deepest sympathies to the families of these owners.

### **MEMBERSHIP FEES**

Our paid memberships in 2014 was consistent with recent years at 191. The association uses dues to maintain the unpaved roads and beach access pathways, clean the beach, pay the insurance and property taxes for the beach, run Fun Day and otherwise make the beach as pleasant an experience for our membership as possible. We will also provide written confirmation upon request of dues payment for owners who are planning to sell their property.

The annual dues are now \$60 and if **you pay on or before the AGM on June 20<sup>th</sup>, you can take advantage of the early payment discount and pay \$50** (\$51.50 via PayPal). Those who pay on the Canada Day or Fun Day weekends will have to pay the full \$60 (\$62.00 via PayPal).

If you have not yet sent in your membership for 2015 (and to catch up for previous unpaid years), there are now **six** ways to pay, including 3 electronic options:

1. Come to the Annual General Meeting and pay by cheque or cash in person.
2. Drop off a cheque or cash to the treasurer (Michael Ryan) at 36 Rosemary Road. If no one is there, place it in a sealed envelope, leave it on the table and make sure you identify your Deanlea Beach address so that we don't bother you with reminders.
3. Complete the enclosed form and mail it along with your cheque to our Treasurer, Michael Ryan.

PLEASE MAKE CHEQUE PAYABLE TO: DEANLEA BEACH ASSOCIATION

MAIL TO:

DEANLEA BEACH ASSOCIATION Inc.

Michael Ryan - Treasurer

Deanlea Beach Association

c/o 36 Rosemary Road, Tiny, ON L0L 2T0

## Electronic Payment

4. Customers of Bank of Montreal can pay online via bill payment. If you will be paying online for the first time this year, you will need to set up DBA with your unique 3-digit account number. Please e-mail [treasurer@deanleabeach.ca](mailto:treasurer@deanleabeach.ca) to obtain your unique online member number.
5. Interac e-mail transfer – most banks offer this option and usually charge you \$1.50 for this service. The payment should be sent to [treasurer@deanleabeach.ca](mailto:treasurer@deanleabeach.ca) and use 'funday' as the security code.
6. PayPal – click on the PayPal icon at [www.deanleabeach.ca](http://www.deanleabeach.ca) – this allows for secure payment by credit card: please pay \$51.50 (\$62.00 after the AGM) as DBA has to pay a processing fee.

## e-MAIL COMMUNICATIONS

Help us save costs and trees by consenting to have DBA e-mail newsletters and Association news and alerts by giving us your current e-mail address on the following page if you have not told us in previous years.

Financial statements will be available at the AGM. You can obtain your 2015 membership sticker at the AGM or by coming in person to 36 Rosemary during the season.



**NAME:** \_\_\_\_\_

**DEANLEA BEACH ADDRESS:** \_\_\_\_\_

**HOME MAILING ADDRESS:** \_\_\_\_\_

**STREET:** \_\_\_\_\_

**CITY/TOWN:** \_\_\_\_\_ **POSTAL CODE:** \_\_\_\_\_

**HOME PHONE NO.:** \_\_\_\_\_ **WORK PHONE NO.:** \_\_\_\_\_

**COTTAGE PHONE NO.:** \_\_\_\_\_

**EMAIL ADDRESS(ES):** \_\_\_\_\_

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Do you consent to having Deanlea Beach newsletters e-mailed to you rather than posted?  Yes  No

Please use the space below to make any suggestions or state concerns you'd like to address to the Deanlea Beach Association board of directors