

Summer Village of
West Cove

May 2018 Newsletter

Website: www.svwestcove.ca

P: 587-873-5765 / 780-967-0271

E: svwestcove@outlook.com

Mailing Address:

721 Valking Road

West Cove, AB T0E 0A2



Greetings from Mayor & Council

Welcome to another season of lake life at its finest. It has been a long winter for our permanent residents with lots of snow and cold weather and we welcome back our summer residents to, hopefully, a long hot summer at the lake.

Our spring melt has gone well with only a few areas of flooding in the Summer Village. Public works has addressed a number of issues with water in ditches. The Summer Village will start the drainage and ditch project and also look into the alleys to stabilize the roadways for normal use.

The Compost site is open for the season, please try to place your branches on the middle of the pile, as this allows for more storage area for the summer.

Council is working with our neighbouring municipalities on collaboration opportunities to reduce effort and costs to our Summer Village and those around the lake and the county. This program is mandated by the Provincial government and all municipalities must make every effort to build working agreements with their neighboring municipalities.

We have experienced some shoreline changes due to the winter ice in the lake, please refer to the website or contact administration for who to contact for shoreline rehabilitation information.

The Annual Information Meeting is planned for Saturday, July 14, 2018 at 10:00 a.m., please watch for further information. West Cove Days will be held on Saturday, July 21, 2018, it's a Disney Theme this year. Our community league has a number of activities planned for the summer. The Administration Office phone number is 587-873-5765 or email at svwestcove@outlook.com

See you in the Summer Village soon!

Mayor, Larry St. Amand

E-MAIL ADDRESSES

The Summer Village is in the process of collecting emails from all residents. If you would like to periodically receive notices and updates from the Summer Village, please provide us with your email address by calling the Summer Village Office or by emailing us the information.

Annual Information Meeting

The Annual Information Meeting has been scheduled for Saturday, July 14, 2018 at 10:30 a.m. at the West Cove Community Hall. Hope to see you there!

Community League & West Cove Days

West Cove Community League is in full swing getting ready for West Cove Days and all the other events planned for this year. West Cove days is our biggest event and we require many volunteers to donate a couple of hours of their time to help run the games, concession etc. We also welcome anyone who would like to join us to in preparing games and decorating.

As well as the scheduled events listed below, there are a number of other things in the works or ready to go for our community. We have an instructor ready to run a 'Line Dance' class. There will be no charge for this class but we ask that once you register, you attend the classes to make it worth the instructor's time to come out. Classes can commence once we have 5 registrants. We have purchased a projector and sound system and we are planning to have "Movie Night Under the Stars" (or inside depending on the weather). We have a large movie library and are looking at setting up a borrowing program for members.

The park equipment is in need of replacement. As a non-profit society, the Community League is applying for grants. We will be working closely with the Summer Village on this. Planning for a Hall Renovation is also currently underway.

We are looking for people to fill the following positions on the Community League Board - Secretary, Facebook Admin. If you are interested in either of these positions or in volunteering, please contact Joanne at 780-668-6501.

Please check the community information sign, the West Cove Community League Facebook page and the Summer Village Website for more detailed information.

2018 EVENTS/MEETINGS

- Saturday, June 9, 2018 at 11:00 a.m. - Community League AGM & Elections at the Community Hall.
- Sunday, July 1, 2018 at 1:00 p.m. - Canada Day- Cake and drinks served at the Community Hall.
- Saturday, July 21, 2018 - West Cove Days - Theme - WONDERFUL WORLD of DISNEY
- Saturday, July 28, 2018 - Community Garage Sale

Compost Site

The Compost Site is open now until late fall. Please ensure that ONLY BRANCHES, LEAVES and GRASS CLIPPINGS are placed in the pit. LAKE WEEDS are to be placed off to the side in the designated area. Please pile compost items in the centre as much as possible. A reminder that logs, tree stumps, chipped/mulched branches, construction material and waste is NOT PERMITTED. Please take those materials to the Highway 43 East Waste Commission regional landfill site located on Highway 43 and Range Road 35. All inappropriate material dumped at the compost site will need to be removed and taken to the landfill at a significant expense to the residents, therefore, your cooperation is appreciated. If this is abused, a return to restricted hours may be required.

Lake Water Quality

Please help protect our lake! Washing dirty ATV's at the boat launch or taking them into the water is illegal. Help prevent the spread of Aquatic Invasive Species. The movement of watercraft into Alberta is the highest risk of infecting our waters. Of particular concern are Quagga Mussel and Zebra Mussel, and Eurasian Water milfoil and Flowering Rush (already in Lake Isle). If your watercraft has been in another lake, please ensure it is cleaned, dried and inspected for these species. For more information see the Invasive Species link at www.albertaparks.ca.

Development Permits

For all development questions, Development & Demolition Permits and Compliance Certificates, please contact the Development Officer, Tony Sonnleitner, at 780-718-5479 or email at pcm1@telusplanet.net.

Safety Codes Permits – New Provider

A reminder that development or construction within the Summer Village requires both a development permit and Safety Codes Permits. The Summer Village has recently contracted a new safety codes services provider for building/plumbing/gas/electrical/private sewage. Please contact:

The Inspections Group Inc.

Address: 12010-111 Avenue, Edmonton, Alberta, T5G 0E6
Contact for the Summer Village of West Cove is: Tarla Degroot
Phone: 780-732-4645
Fax: 780-454-5222
Toll Free Fax: 1-866-454-5222
www.inspectionsgroup.com

Note: If you currently have an open permit with the previous Safety Codes provider (Superior Safety Codes), please continue to work with them until your permit has been closed.

Shoreline Work

All shoreline development work must meet local, provincial and federal guidelines. All shoreline work requires a permit from Alberta Environment & Parks. Please contact the Local Environment & Water Office at 780-960-8600. For environmental emergencies, please call the Environmental Hotline 1-800-222-6514.

ATVs and Motor Bikes

Riders, please drive slowly in the Summer Village and keep noise levels and speed to a minimum (including the gravel road to the lagoon field). All vehicles must be licensed and insured. Drivers must be at least 14 years old and helmets are to be worn. Please respect your neighbours so we all can enjoy West Cove!

Fires Can Happen – Are You Covered?

Did you know that the cost of fire suppression by the fire department for a structure fire is payable by the **property owner**?

Be sure to check your home insurance policy or talk to your insurance agent about what exactly your policy covers and how much it covers. Many policies cover a base of \$10,000 and depending on the severity of the fire, that may not be enough coverage! Besides inquiry about your home structure fire insurance, we encourage you to have a conversation with respect to wildland insurance (a grass fire that could happen that never reaches a building).

A reminder that within the corporate limits of the Summer Village of West Cove, fire pits must:

- a) Be at least 3.0 m. (10.0 ft.) from buildings, property lines and anything else that could catch fire.
- b) Be less than 0.6 m. (2.0 ft.) high.
- c) Be less than 1.0 m. (3.0 ft.) wide.
- d) Have enclosed sides made from bricks, concrete or heavy-gauge metal.

Summer Grass Crew & Grass Trimming

Bugs Lawn Care will be back in our community as our summer maintenance crew and will be coming in and completing our grass cutting, trimming and other duties on a weekly basis. If you have any concerns, please contact the Administration Office directly (please refrain from directing inquiries to the grass cutting crew – your co-operation in this matter is much appreciated).

ASSESSMENT

What is a Property Assessment?

Each year, the Assessor will inspect certain properties within the Municipality. The property assessment is the estimated market value of your property which is used to calculate property taxes. The market determines the value of your property and that value is the basis for the assessment and is then used to calculate your property taxes.

What If I Disagree with My Assessment?

Remember, you can only make a complaint against your assessed value, not your tax dollars or rates and you must have grounds for your complaint. New legislation allows you 60 days from the date of your assessment notice to make an assessment complaint. **The assessment complaint deadline is July 23rd, 2018.** There is a fee of \$50.00 that must accompany a completed assessment complaint form which is available on the website www.svwestcove.ca or by contacting the office. Prior to completing the assessment complaint form, please contact the assessor to first discuss the matter of your assessment (not your tax dollars) – Dan Kanuka – 780-939-3310.

PROPERTY TAXES

The Summer Village collects taxes annually to meet the projected costs of providing services to the community. These revenues are received through grants, a minimum municipal tax (\$825.00), and the municipal portion of the property taxes. Other amounts collected on your annual tax bill are collected on behalf of the Lac Ste. Anne Seniors Foundation and the Alberta School Foundation Fund.

If paying by mail:

Please make cheque payable to the Summer Village of West Cove and mail to:
721 Valking Road, West Cove, AB T0E 0A2

If paying in person:

The office address is: 4808-51 Avenue, Onoway, AB

New This Year! You are now able to send an e-transfer to the Summer Village for payment of property taxes. Please contact the administration office to set up an email and password.

Reminder: Property taxes are due June 30, 2018

Summer Village Contact Information

Council Members:

Mayor Larry St. Amand	lwstamand@gmail.com	780-919-4382
Deputy Mayor Ren Giesbrecht	renjgiesbrecht@gmail.com	780-910-3157
Councillor Dave Breton	dave@centraltractor.ca	780-289-5270

Administration:

CAO, Wendy Wildman & General Admin	587-873-8765 or 780-967-0271
Email / Website	svwestcove@outlook.com / www.svwestcove.ca
Assessor, Dan Kanuka	780-939-3310
Waste Cart/Organic Cart Repair/Replacement	587-873-5765

Development:

Development Officer, Tony Sonnleitner	780-718-5479
Safety Codes Permits, The Inspections Group Inc. (NEW)	780-732-4645
Call Before You Dig, Alberta One Call	1-800-242-3447

Emergency:

Peace Officer/Animal Control/Bylaw Enforcement	1-844-786-4650
Emergency Fire/Police/Ambulance	9-1-1
RCMP Non-Emergency Line	780-968-7267
Spruce Grove/Stony Plain Drug Tip Line	780-968-7212
Fortis Alberta	310-WIRE (9473)
Ste. Anne Gas Co-op (is also 24-hour emergency line)	780-967-2246
24-hour Environmental Response & Complaint Line	1-800-222-6514