Points West Resort

Sylvan Lake, Alberta

Newsletter - May 2008

May 2008
Volume 1, Issue 20

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AGM 2008

AGM 2008

The Annual General Meeting is Sunday May 18, 2008 at 10:00 am at the Clubhouse. The Agenda for the AGM is included in your mail out. All submissions for new business must be received by Sunreal Property Management Ltd. by May 14, 2008.

Elections

Present Board Members:

Peggy Lyall	Lot #1
Vin Bhola	Lot #34
Linda Sereda	Lot #42
Shari Gerelyk	Lot #103
Ken Sorensen	Lot #106
John Cherweniuk	Lot #117

Three positions are vacant this year. All owners are eligible to be a Director. Please consider having an owner nominate you at the AGM for a position on the Board of Directors. It's fun, informative, and enables you to make a contribution to your lake community.

President's Message

Ken Sorensen - President, BOD

Welcome back to the best RV Park in Alberta! It has been rough winter weather-wise and I am sure everyone is looking forward to another great summer at Points West.

There has been a lot happening behind the scenes over the winter with our park. Your Board has been working very hard to bring Points West into the new millennium. The Board's goal has been to enhance

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an already great place to spend your summer season.

There is not enough time or space for me to list all of the improvements the Board has secured for us as owners, so come to the AGM on Sunday May 18th and find out what's happening at your park. I want to thank all the Board members for their diligent work over the past 12 months and say this; it has been well worth it. We are moving ahead.

See you at the AGM and remember, it is your future; do you want to let someone else direct it for you? Show up for the AGM and be a part of it. See you there.

Educational Item

Election Procedure:

1. Nomination of candidates
2. Acceptance or declination of nominees
3. Nominees leave clubhouse
4. Election by vote or acclimation
5. Announcement of new Directors

Board meeting dates for 2008

2nd Sunday each month 10:00 am

June 8th
July 13th
August 10th
September 14th
October 12th

Next AGM is May 17, 2009

Management Company

Board of Directors

Sunreal Property Management Ltd. has been retained by the Board of Directors to manage our property for the next eighteen months. Sunreal brings proven recreational property management experience to Points West, and will take care of all financial, corporate, administrative and management aspects of running the park. Sunreal provides 24-hour on-call service.

Contact Information

Sunreal Property Management Ltd.
4945 - 49 Street
Red Deer, AB T4N 1V1
Attn: Mike Stevens
24 Hr Pager - 391-5700

Financial Statements

Financial Statements are included with the mail out. Please review the statements and budgets for both accounts (Operations Fund and Reserve Fund) before the AGM.

Condo Fees

Condo Fees for 2008/09 will be $1,025 per unit. Fees are due June 1, 2008 and can be paid at the AGM, or mailed to Sunreal Property Management Ltd. Please make cheques out to Points West Resort. Interest charges of 12% per annum applied after July 1, 2008.

Park Schedule

Due to a cracked water valve, water supply to the common buildings is delayed. Sunreal Property Mgmt is having the valve replaced. Electricity is on, and water will be available to the shower house as soon as possible.

Please do not use sewers until notified. Water and sewer is available to individual units from May long weekend to Thanksgiving weekend (weather dependant).

Pool Schedule

The pool will operate from mid-June to the September long weekend, weather permitting. Pool hours will be determined by the owners at the AGM. The combination for the pool will also be announced at the AGM.

Social Committee

Dates for some Social Committee events will be announced at the AGM. All other events will be posted on bulletin boards at the gate, and at the office. All Points West residents and their guests are welcome at all social functions. Please consider volunteering for the social committee and making a contribution to your community.

Bottle Returns

Please take your bottles to the "Camp Kitchen" in the Back Forty. Money raised pays for social events. Careful sorting of bottles and cans ensures maximum return from the bottle depot.

Clubhouse Rentals

Clubhouse rental conditions, terms, and a contract will be posted on the Points West Resort Website in the near future.

Reserve Fund Study

The current Reserve Fund Study was modified and finalized April 2008. A complete copy of the 25-year cash flow plan will be included on the website in the near future. Until then, a complete copy of the study (50 pages) is available upon request from the Management Company for a copying fee.

New Website

It is time for Points West Resort to have our own website. By the time owners receive this newsletter the website should be up and running. Click on www.pointswestresort.ca and access bylaws & all condominium documents, an event calendar, links & contact information and a suggestion box. You will find maps and links where you can book the Clubhouse, submit a Development Plan and submit photos for inclusion in our very own Gallery.

The website is a work in progress. It was created by Vin Bhola and Susan O'Connor, and will be maintained by Susan O'Connor as a service to the owners, and as a property marketing tool.

Property for Sale

Susan O'Connor

If you, or someone you know, are interested in Points West Resort please click the "Properties for Sale" link on the website. That is where you will find direct links to all my listings on the Alberta Multiple Listing Service. Whether you are wondering about a particular home or cottage in Sylvan Lake, or the value of your property at Points West, please don't hesitate to call.

Contact Susan O'Connor - Residential One Real Estate in Sylvan Lake - for suggestions and input to the website.

403.877.8746 cell
susanoconnor@shaw.ca (email)

Have a Safe & Happy Summer!