

# Points West Resort

Sylvan Lake, Alberta

## Newsletter - May 2009



May 2009  
Volume 1, Issue 21

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AGM 2009

### AGM 2009

The Annual General Meeting is Sunday May 17, 2009 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 8, 2009.

### Elections

Present Board Members:

Vin Bhola*	Lot #34
Tony Suberlak	Lot #52
Al Rosnau	Lot #115
Ken Sorensen*	Lot #106
Shari Gerelyk*	Lot #103
John Cherweniuk*	Lot #117
Vacant Position	

\* denotes vacating Board members

Four positions are becoming vacant this year along with an existing vacant position. 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

*Vin Bhola - President, BOD*

Welcome back to the best RV Park around Sylvan Lake! I'm sure everyone is looking forward to the warm weather, and another great season at Points West Resort.

Last season was a time of transition from a self-managed to a professionally managed resort by Sunreal Property Management. This

*continued.....*

is a success story, and thanks to all of you for your support, and feedback during the transition.

There has been lots of Board activity since the close of last season. The bathroom renovation is the most visible result of our activities. The Board's goal is to enhance the lifestyle, and protect the investment of all Owners.

Much has been accomplished over the last 12 months, and I would like to thank all Board members for their dedication, diligence, and contributions.

Lastly, due to other priorities and commitments, I will not be seeking re-election. However, I will gladly assist the new Board in a support capacity. It has been pleasure serving all of you.

### Educational Item

Election Procedure:

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

### Board meeting dates for 2009:

2<sup>nd</sup> Sunday each month 10:00 am

May 17 <sup>th</sup>	August 9 <sup>th</sup>
June 14 <sup>th</sup>	September 13 <sup>th</sup>
July 12 <sup>th</sup>	October 11 <sup>th</sup>

Next AGM is May 24th, 2010

## Property Management Company

*Board of Directors*

Sunreal Property Management Ltd. has been retained by the Board of Directors to manage our property until the end of April 2012. Over the last 12 months, Sunreal has demonstrated their experience and expertise in managing our property; and willingness to work with the Board during the transition. Sunreal will continue to take care of all financial, corporate, administrative, security and management aspects of running the Park. Sunreal also provides a 24-hour on-call service. Tamara Hancock, our new Property Manager, has been a huge asset to the Board in last seasons Park closure and managing the bathroom renovations. Welcome, Tamara!

## Contact Information

Sunreal Property Management Ltd.  
4945 - 49 Street  
Red Deer, AB T4N 1V1  
Attn: Tamara Hancock  
24 Hr Pager – 403.391.5700

## Maple Bay Landscaping and Pool Maintenance

*Board of Directors*

Last season, the Board received lots of positive feedback from Owners with regards to the maintenance and operations of the pool, cleanliness of the washhouse, and the maintenance of grounds and common property. As a result, the Board has retained the services of Maple Bay Landscaping and Pool Maintenance until the end of December 2011. Both Laura and Mark are enthusiastic about our long term relationship, and look forward to the start of the season. Please welcome them both back at the start of the season!

## Financial Statements

In order to simplify the financials, the Board changed the Corporations fiscal year to align with the calendar year (Jan 1 to Dec 31). All 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 2009 will be \$1,275 per unit. Fees are due June 1, 2009 and can be paid at the AGM, or mailed to Sunreal Property Management Ltd. Please make cheques payable to Points West Resort. Interest charges of 12% per annum applied after July 1, 2009.

## Park Schedule

The Board and Sunreal Property Management would like to remind Owners that the Park is available for use April 1 with limited services. Electricity will be available to all units April 1, 2009.

All other services: water, sewer, bathrooms, laundry, and clubhouse facilities may be available by May long weekend or earlier weather permitting.

To avoid disappointment, please contact Sunreal Property Management to confirm the availability of services at 403.343.0200.

## 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. Please remove bottle caps.

## Clubhouse Rentals

Clubhouse rental contract is posted on our website. Please check availability on the event calendar located on our website and Sunreal Property Management prior to booking.

## Reserve Fund Study

The current Reserve Fund Study was modified and finalized April 2008. A complete copy of the 25-year cash flow plan is on our website. A complete copy of the study (50 pages) is available upon request from Sunreal Property Management for a copying fee.

## Our Website

There is lots of information on our website: [www.pointswestresort.ca](http://www.pointswestresort.ca) Take a cruise and find out what is going on with our resort.

Have a Safe & Happy Summer!!!

