

POINTS WEST RESORT NEWSLETTER

Welcome to Summer 2011 at Points West
Resort!

May 2011

- 1 Message from the President
- 2 Playground Committee
- 3 Social Committee

“OPENING SEASON UPDATE”

President's Message

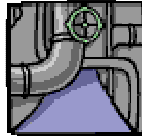
Rob Frank - President

After a particularly crazy winter, I know I am looking forward to my leisure time at Points West Resort! I'd like to welcome all new and seasoned owners back to the summer of 2011 season – let's make it a great one. I sincerely hope that all lot owners will consider throwing their hats into the ring for a position on the Board of Directors.

Although the resort is seasonal and only in operation for half the year, it is also going on 20 years old and is in need of some tender loving care. One of the projects that we would like to take on this year is some fund raising for a new hot tub. A proper commercial grade tub with a larger capacity is really needed. The owners really use and enjoy the current tub and this means an

upgrade would be very worthwhile.

With an aging resort, whether we like it or not we will have to review how to address the aging infrastructure – our water and sewer system. I would like to have some healthy positive and proactive discussion about deciding on a plan to do this. Perhaps a committee or some special meetings to address these issues would be helpful.



The Board will have to commission a new Capital Reserve Fund Study for the resort this year as our old plan is expiring. This is mandated by the Condominium Act of Alberta and must be completed and adopted by the year end. The study is intended to review the capital replacement costs for our assets in the resort. The study will put a dollar figure to items that will need repair and replacement over the years; roof, mechanicals systems, roads, the entry gate and the pool to mention a few.



Our playground committee has made some head way last year in the upkeep and maintenance of the playground. If you can help the park in any way with your experience or resources please do not hesitate - simply contact any board member or Sunreal to step up and help out!



We have re-signed the landscapers and pool attendant from last season, all reports on their performance were positive so we thought it would be a benefit to all to re-sign them. Please say hello to Nova and Clayton and his team this season BUT remember, if you have a concern or complaint, this must be directed to Sunreal Property Management who will share it with the Board. Please do not approach the contractors directly, leave them to their work!



Last year's Golf tournament was a huge success and I urge you to sign up early for this years tournament to avoid the disappointment of what will be a sure sellout. Our goal as your Board is to ensure a lifestyle enhanced by a well run, clean safe park that we all enjoy coming to and showing off to our friends and family for many years to come.

Thank you,
Rob

Our volunteers whom donated time and skill to maintaining our resort are much appreciated. Please let us know if you would like to volunteer on a committee.



Hot Tub Committee – Project New Hot Tub

The Board would like to know if Lot Owners feel the installation of a new commercial Grade 12 capacity hot tub would be benefit to all. Not only would it allow more users at one time, the commercial grade would be hardier, the boiler would make it a “hot” tub again and the resale value of your lot would be positively affected. Do we have a fund raising drive for the hot tub or do we all agree to make it a one time cash call? The Board would like to hear from all lot owners on this issue.



Traffic Control Committee SLOW DOWN!!

The Board would like to get a handle on the resort’s speeding problem. There seems to be lot owners who do not obey the speed limit and this *endangers all residents, in particular our children*. Do your part and watch your speed. And please don’t be shy to remind your fellow resort owners to “watch their speed”!

Social Committee

Thank you to everyone who has given their time and efforts in making PWR an extra special place to spend summers! Please consider volunteering for the Social Committee to keep the wonderful community spirit alive in the resort.

Let’s make the 2011 summer season a success for our family and friends!

Park Operating Schedule:

The park opens May 22nd, 2011. Water and sewer service available in May for the long weekend until Thanksgiving weekend, *weather permitting.

New Condo Fee Payment Schedule

As passed at the 2010 AGM, the condo fees are now due in two payments; one quarter of the fees are due January 1st and the balance on June 1st. All lot owners are made aware of this in advance so it is your responsibility to make your payments on time. Any late payments are subject to administrative penalties (late fees). Only in exceptional circumstances will the Board of Directors consider forgiving late fee penalties – if you pay late, you pay the late fee! Please also remember that under the Condominium Act of Alberta, withholding payment of your condominium fees in protest of actions taken by the Board of Directors is not a legal remedy and you are in violation of the legislation.

AGM 2011



May 22, 2011

in the Clubhouse at 10:00 am. Please arrive at least 15 minutes early to allow for signing in, delivering proxies, making condo fee payments, verification of dues paid in order to vote and any other administrative business. If all lot owners arrive earlier, the AGM can start on schedule. Thank you!



Last Season, the resort had a nasty skunk problem. The management and the pest control staff noted that a large contributing factor to the pest issue was that a large number of lot owners do not have their trailers properly skirted, allowing an excellent nesting area for the pesky critters. The Board of Directors would like to remind all lot owners that it is their responsibility to have your trailer skirted and protected. If the skunks come visiting your un-skirted trailer, you may be responsible for the pest control bill!

Please note that Sunreal has a new address;

Sunreal Property Management Ltd.
 #100, 4327 – 54th Ave
 Red Deer, AB T4N 4L9
 Phone 403-343-0200
 Fax: 403-342-0212
www.sunrealgroup.com

Attn: Tamara Mutemwa
 Email : tmudemwa@sunrealgroup.com

Please note *NEW NUMBER 24 Hr Emergency Pager 403-318-1664

An Emergency is defined as – “Loss of heat, power, hot water or security; plumbing or roof leaks; sewage stoppage; a situation that endangers the occupant or home”.

Report maintenance items to: maintenance@sunrealgroup.com

