

Granite Hills Estates Home Owners Association

Directors Report
June 21st, 2017

Dear Fellow Home Owners

It appears that this may finally be the year were we get back to positive developments for our community.

#1 Boat launch and docking facilities.

As many of you have seen construction is about to begin on our long awaited boat launch and docking facilities. The major hurdles are now behind us, and we expect to get the final local go ahead any day now. We now eagerly await this very important facility for our community

#2 Potable Water.

There has not been any progress toward obtaining Potable Water from the water distribution system. With some of the other issues now being resolved it is our hope that new development in the community will make obtaining Potable Water a more viable option.

The board's position continues to be that Potable Water is what was promised to home owners.

#3 Beach/Water access.

The Beech committee has been actively planning the next steps for obtaining water access for our community. We have further investigated the location that we outlined last meeting. This still appears to be the best option for water access, however we have discovered that the site will require a bit more fill and stabilization before we can put in a path. Once the boat launch and docking facility construction passes approval we will make our application for the water access walkway. We do not want to jeopardize the boat launch so a little more patience is in order.

New development and compliance with construction/development standards. There is currently no new active construction in the community, however I've heard reports that we can expect construction of a couple of new homes this summer.

Currently we have 37 homes in compliance to development standards. There are 2 properties in our community that are non-compliant with RM standards, and one that is non-compliant with our development standards.

In the past year the RM has targeted property owners living in trailers and this year they are also addressing the issue of property owners living in garage like structures. We have had a couple of additional trailers parked on lots, these incidents have been reported to the RM and will be addressed by their By-law enforcement officer.

The 3rd issue in our development, I would say is a minor issue, as a garage has been constructed on a property, but a home has yet to be built. This is the same situation as last year and the property owner is not using the garage on the property, but is keeping the property clean, so I do not see that any immediate action is required.

Thank you

Ray Senez

President
Granite Hills Estates Home Owners Association