

Magic Lake Property Owners Society

P.O. Box 65
Pender Island, B.C. V0N 2M0

September 2008

To All M.L.P.O.S. Members

Our Annual General Meeting will be held on Saturday, September 27th, 2008 at 2:00 pm in the School Gym. Please plan to attend. This is the time to discuss important issues regarding our neighbourhoods, our community, our marina, our tennis courts, our roads, our quality of life, and last but not least, to vote for your new Directors.

This completes my second year as your President and I want to thank you for allowing me this privilege. I have been extremely fortunate to work with a wonderfully supportive and experienced executive and staff. I want to thank the current Board of Directors as well as past Directors for their assistance in making my term as President enjoyable.

The past year has been relatively active and I know each Director will be reporting on their accomplishments and areas of involvement at the AGM. However, I do want to specifically acknowledge:

- Gerry Roy for attending a variety of community meetings on our behalf as well as being elected a Director on the Water and Sewer Committee
- Jean Deschenes for keeping us in line and on target with the budget as well as providing us with an analysis of the CRD expenses and revenues relevant to North Pender residents. We'll discuss this at the AGM.
- Val Butcher for keeping her writing hand tuned up for our minute taking and writing informative and timely articles for the Pender Post.
- Wally Foster, along with Peter Testemale and Gordon Resvick, for managing the marina slip assignments, looking after requests for casual moorage, and answering the incredible number of enquiries regarding availability. Both Peter and Gordon have provided invaluable support for Wally.
- Brian Starkey and his crew for maintaining and continually upgrading the docks.
- Mike Wiley for organizing and being involved in the tennis programs and continuing to maintain our first class tennis facilities.
- Judy Teague for organizing and coordinating our Annual Garage Sale that raised \$527.30 for the Medical Clinic, and for doing an excellent job organizing our August Community Family Picnic. Judy has also chaired the Mouat Park Volunteer Committee. It is regretful that Judy will not be seeking re-election this year. Her enthusiasm and dedication to encouraging people to get involved and have fun is truly admirable. I'm very pleased to say that she will continue to sit as chair of the Mouat Park Volunteer Committee.
- And our new Staff – Joanna Rogers for efficiently and effectively taking on the management of our office and daily operating responsibilities.

The object of MLPOS is to represent all property owners in matters affecting their property or their life style in Magic Lake Estates. By increasing our membership, getting to know our neighbours, recognizing and respecting the amazing diversity of talents and experience of our members, and by becoming aware of the variety of needs of our community, we have developed a strong and respected voice on North Pender Island. . The Directors have continued to:

- **correspond with the Magic Lake Water & Sewer Committee identifying and articulating a variety of issues and concerns regarding the quantity, quality, and security of our water supply.**
- **initiate planning for the maintenance and enhancement of MLPOS property.** At our last AGM we specifically created a budget line for the maintenance of Mouat Park. Our goal is to

develop a plan for this land in concurrence with the covenant but without further damaging the natural habitat beyond recovery. The landscape plans will need to take account of the restrictive height of trees at 25 feet. The MLPOS Executive has met with a group of Storm Crescent neighbours and have identified a volunteer committee, chaired by Judy Teague, consisting of a landscape architect, a naturescape consultant, and other interested people, that will develop a plan for re-planting and habitat recovery with indigenous plants. This fall – when the rains and climate are most encouraging - with our small budget and hopefully donated orphaned plants, we will continue the restoration. We are working hard to make Mouat Park the best it can possibly be for everyone concerned.

- **increase our ability to communicate with our members and the public through our website www.thievesbay.com** (Again, thanks to our webmaster Richard Fox)
- **advocate for better roads – concerns about walking and cycling lanes, dangerous potholes, ragged shoulders, etc.** Last November, The MLPOS Executive wrote to the Islands Trust regarding the issue of road safety in the Magic Lake Estates area. Although roads and transportation issues are not within the jurisdiction of the Islands Trust, there is a formal protocol that allows for consultation with the Ministry of Transportation & Highways (MOTH). In response to our letter, the Islands Trust agreed with our assessment of the unsafe roads and arranged a meeting with a MOTH representative. Gerry Roy and I met with the Area Manager Larry Griffith and Trustee Gary Steeves on September 5th to discuss road safety issues in the Magic Lake Estates area. We heard that the Ministry allocates \$12 million for the South Vancouver Island and Gulf Island Region (from Chemainus on down) per year. This year Pender received \$1.5 million. With the cost of oil and transportation greater than ever, laying asphalt has become increasingly problematic – the experts rationalize that the long hauls, or long strips are much more cost effective – maximizing the benefits for the majority of people that have a car – and that’s what recently happened on Pender. Short roads, servicing just a few are not priorities. However, there will be some chip sealing and patch work done on Magic Lake roads. Gerry provided a map highlighting the roads that are not only riddled with pot-holes but are clearly disintegrating. This also means that the more specialized efforts such as widening the roads for bicycle and pedestrian paths that can involve re-negotiating right-of-ways, engineers, blasting, covered drainage, etc. just won’t happen unless we are able to identify our needs as a community. We need to designate actions that we feel are priorities and communicate those needs through the Islands Trust. At that point it may be possible to match our community’s needs with the allocated resources rather than the Ministry choosing “cost-effectiveness” as their only guiding criteria. More community discussion is definitely warranted and perhaps some “real-cost” accounting in terms of people’s everyday lives needs to be considered.
- **work with the Pender Organic Community Gardens Society (POCGS) regarding their proposal for a Community Garden on the northwest side of the Tennis Courts.** The MLPOS Directors met with POCGS several times to discuss various issues of use and contractual relations. POCGS has decided that, for the time being, they will try to find other space that has more arable soil and available water.
- **research regarding where and how our tax dollars are being spent.** In response to member’s concern over taxes at the last AGM, we attempted to breakdown the 140 pages of 2007 budget requisitions we requested and received from the CRD. Jean Deschenes was able to crunch the numbers applicable to North Pender and will be presenting some interesting information at the AGM.

I want to express my sincere thanks to all the volunteers who have dedicated their time and energy to making Magic Lake Estates a good community. Thank You!

We look forward to seeing you at the AGM on Saturday, September 27th!

Sincerely,
Sue Bailey, President