

COYOTE CREEK HOWLER

WATER SHUT OFF November 30th, 2011

Once again this year to protect the water service system at Coyote Creek, we will be making our

PLEASE ENSURE HYDRANTS ARE
EASILY ACCESSIBLE

rounds to blow out the water lines to each unit and shut the water off. A reminder to all lot owners that we must go to EACH individual unit to properly blow out the waterlines. In order to make the

process as easy as possible we ask all owners to ensure that their hydrants are *easily accessible, not in a locked enclosure and not impeded by hard to move items.*

We will be shutting off the water on November 30th, 2011. As in the years past, water to the common area washrooms and laundry facilities will remain on. Reflector markers have been placed on property lines to mark sewer covers; they will be removed in the spring.

WASTE MANAGEMENT

With winter setting in we will be reducing the number of unlocked "available" garbage bins to

one (1), which will be emptied once every 2 weeks. Additionally cardboard pick up for the winter will

ANNUAL GENERAL MEETING

Thank you to all the owners who took the time to come out to the AGM in August. We have a lot to be proud of at Coyote Creek and as a new board steps in we would like to give a huge THANK YOU to the outgoing board for all their time and efforts to make our resort a better place for owners and visitors. A special thank-you to: Gerry Provencal, Holly Comstock and Stacey Dick. Our next AGM will be held August 25th, 2012 - please consider volunteering.

be stopped completely. If you have cardboard recycling please take it to the recycling depot in Sundre. Using the cardboard bin substantially increased the capacity of our garbage bins and lot owners should give themselves a pat on the back for using them. Please note cardboard pick up will resume again in the spring.

PRESIDENT'S MESSAGE: Simon Ward

Well we have come to the end of another summer season at Coyote Creek. Some old familiar faces as well as some new additional faces have stepped forward volunteering their time as your representatives on the Board of Directors.

Laura Marven is the Vice-President and will be helping me out on many fronts including our Newsletter. Laura has previously spent several years on this board and returns after an absence for another term. BJ Sachro is returning for another term and remains as our Secretary. Karen Manley holds a recognized accounting designation and will be staying on as our Treasurer. Karen is seriously considering making this her last year and would like to start transitioning with someone who holds an accounting designation and who would be interested in the Treasurer's position while she is still on the board. If you are interested, please contact either Simon Ward or Karen Manley. Donna Barnett has taken over as Communications Director and you will see in her column some exciting changes for our website. We are very excited to have Donna, as she has past experience on several condominium boards as well as many years in the computer industry. Brian Grey has stepped forward to oversee the Operations portfolio of our resort. Brian too has spent time on a Condominium Board previously and comes with past experience. This is Doug DeHoop's 3rd term

and he remains as a Director lending us his considerable experience and will assist us on many fronts. With our Resort Manager, Evelyn Parnell's assistance we look forward to the forthcoming year with the high quality upkeep we have come to enjoy and expect. Evelyn is a very valued member of our team and is always going that extra mile for all of us. Kelly Olsen has once again volunteered to keep an eye on your resort over the winter months. His actions and support play an

invaluable position during the winter months. With the exception of our Resort Manager, these are all volunteer positions and I am very thankful for the time that they will spend in the coming year maintaining our resort.

All of these people bring a wealth of experience as well as a desire to keep Coyote Creek the wonderful resort it is today. I am always happy to see the overwhelming support those in attendance at the AGM show towards this group of individuals.

At the AGM we mentioned that one of the major undertakings of the Board was the changes being made to our by-laws to bring them in line with Phase III. What the board has decided is to proceed with adopting the exact by-laws that were incorporated into the Phase III by-laws and make adjustments to them within our Policy Manual. Donna Barnett and I will be working on this project over the winter. We will be removing all references to the developer, as these are long since obsolete, as we have assumed full control of the resort from the developer. It is our plan to have

this all finalized in the not too distant future. By adapting the by-laws and making modifications in our Policy Manual we will be able to minimize the legal costs involved as the Phase III by-laws were adapted directly from the County recommendations.

Although deleting the reference to the developer is one of the items we are addressing, we do owe Bruce Johnson in particular and the entire board of the developers a deep amount of gratitude in what they have accomplished for us. Of particular note

COMMUNICATIONS: Donna Barnett

We have some exciting things planned for this year which we think will have a positive impact on our beautiful resort as well as the individual lot owners.

WEBSITE: As a winter project we are planning to do some redesign of our current website as well as what is called "web page optimization" to make it easier for people to find us on the internet.

We are going to create a "Members Only Section" (MOS) that will be password protected so that the general public will not be able to see information that we would like to keep private. In the MOS you will find things such as: Renters Forms and Instructions, Newsletter, AGM Minutes, Financials, Important information (e.g. water shut down, new gate code) as well as volunteer positions, etc.. To access this section of the website, the password will be the same as the gate code.

NEWSLETTER: The gate code, as you know, is changed once a year, and is published in the November newsletter. Because of this, we will continue to send out the November newsletter by regular mail. Please make note in your records of this code, as the Members Only Section (MOS) of

is Bruce's efforts this year relating to the flooding experienced in the area, and his efforts to have a berm constructed to divert the river and prevent damage to our properties. Next time you are out and about, how about a thank you to Bruce Johnson...

the website is scheduled to go live, after distribution of this newsletter.

In an effort to cut down on expenses, and work for our volunteers, your Board of Directors has decided that all other newsletters will no longer be sent by regular mail. They will be posted (and downloadable) from the MOS of our website, and for those of you who do not have access to the internet; copies will be made available for you at the Communication Board. The newsletter will be published in April, July and November. Please make a note of this, as we will not be sending out a newsletter to individual lot owners.

LOTS FOR SALE: This section of the website is currently being redesigned so that we can place links to Kijiji or any other Website (providing that website is co-operative) where you may already have your property listed. There will be no cost to our Lot Owners, for the link on Coyote Creek website.

Instructions and a template for a sample listing will be made available in the Members Only Section (MOS) of our website, and as well at the office.

It is important to note that we will no longer be able to place the actual listing information directly on the Coyote Creek website for you.

LOTS FOR RENT: This is a new section that we plan to add to our website which will enable us to link lots for rent in our Resort to Kijiji or any other Website of your choice where you may already have your lot listed for rent. This section will be placed alongside the Lots for Sale section, and there will be no cost to have the link placed on our Coyote Creek website.

Instructions and a template for a sample listing will be made available in the Members Only Section of our website, and as well at the office.

Once we have made these changes to the website, if you have questions, please email me at communications@coyotecreekcondos.com. Please do not send me your questions before we go live (individuals), as to how we can come through this process as efficiently and economically as possible; and we have made the following decisions.

Over the winter we will be finalizing our Park Policies and Procedures, which will go hand in hand with our new By-Laws, and will be the first point of reference for Evelyn for managing the Resort. In effect, the Policies are an enhancement or a refinement of the more broadly written By-Laws prepared by the County.

WHAT CAN YOU EXPECT:

In the Spring (we expect in April), we will start the Special Resolution process to adopt the County By-Laws as a package and to put into effect the Policies and Rules of the Resort. This whole process will require very little Lawyer interaction to put into place and will save our Resort thousands of dollars.

At that point in time, we will provide you with:

www.coyotecreekcondos.com

with this, as I may not have answers for you until the design of the website and the templates are completed.

SPECIAL RESOLUTION TO ADOPT COUNTY BY-LAWS:

Based on the feedback at the 2011 AGM, your Board of Directors (BOD) has made it our mandate to provide our Owners with the most options while at the same time optimizing property values for the Resort, and not blowing the budget while doing it.

That being said, your BOD has given much time and consideration (after consultation with experienced

- A copy of the Special Resolution and instructions on how to execute (including time constraints).
- A copy of the County By-Laws we are adopting.
- A copy of the Policies & Procedures for the Resort.
- A summary of significant changes.

More details will be provided to you at the appropriate time.

As you can see we have a very busy year planned, we are looking forward to many new improvements for our Lot Owners, and we can't wait to get started.

We would like to update our email information for all Owners who have an email account. Please send your current email address to:

communications@coyotecreekcondos.com

TREASURER: Karen Manley

Thank-you to all Lot Owners who were so conscientious about paying their condo and water

fees on time. I'd like to remind everyone that fees for 2012 are a total of \$1,300 including the surcharge for the new water monitoring system. Cheques should be made payable to "Condominium Corporation #0212509" and should be made payable no later than January 31, 2012. It would be very much appreciated if you

would include the Lot Number(s) and the Invoice Number on your cheque as well. Anyone wishing to, can send the payment early with the cheque *postdated to January 31, 2012*.

Your cooperation is greatly appreciated and makes my job a little bit easier. Thanking you in advance.

***** NEW GATE CODE *****

November 30th, 2011

Will be changed to:

PARK (7 2 7 5)

WISHES:

Christmas will be upon us soon and your Board of Directors and Resort Manager would like to wish you and your family a safe and joyous holiday season. See you in the Spring!