

Frequently Asked Questions

Question:

I'd like to develop/make changes to my lot, what should I do first?

Answer:

Before you develop your lot, you must do the following:

- ✓ *Review the Bylaws of the Corporation (found on Owners Only web site).*
- ✓ *Review Policies and all appendices (found on the Owners Only web site).*
- ✓ *Review Unit Development document (found on the Owners Only web site).*

Once you have a thorough understanding of what you can and cannot do then develop a drawing of your vision, include as much detail as possible including dimensions, setbacks, materials to be used, colors of materials, anticipated grade changes and existing structures on your lot. There are both Deck and Shed Application Forms on the Owners Only web site. Once you have all this documentation ready you can submit for approval, but it is recommended that you first contact the Approvals and Development Director and review your vision with him. And remember that no construction can be started until you have written approval.

Question:

Is approval required from both the Board and the County when developing my lot?

Answer:

All development requires Board approval and depending on your exact plan County Development and Building Permits may also be required. (Examples are sheds, decks, deck roofs, railings, and gazebos over a certain size). Please be aware that the County will not review or approve your development plans unless you supply them with a copy of your written approval from the Board.

Question:

Why is the speed limit in the park 15 KPM?

Answer:

The speed in the park is limited to 15 KPM for the safety of all owners and visitors; normally there is quite a bit of pedestrian traffic on the roadways and often many small children playing on or near the roadways. Be aware that speed complaints are investigated, and speed can be calculated with the use of our security cameras.

Question:

Can I drive my golf cart on the resort roadways?

Answer:

Yes, golf carts can be driven on the resort roadways with the following rules.

Electric carts only, no gas-powered carts are allowed.

The 15 KPM speed limit and obeying of all traffic signs including Stop signs applies to both automobiles and golf carts.

Anyone driving the cart must hold a valid drivers license or valid learners license (learners license drivers must be accompanied by holder of a valid drivers license).

Question:

What should I know before I rent out my lot?

Answer:

Before you rent your lot, please be aware of the following.

- ✓ *Parts of the rental are managed by the Resort Manager so there is a fee associated with this.*
- ✓ *Both the renter and the owner must submit applications/information to the Resort Manager in advance.*
- ✓ *Renters must follow all rules and regulations (the lot owner is responsible for the actions of their renters).*
- ✓ *Rental units must be positioned on the lot to meet the minimum setbacks of 20 feet from the front and 5 feet from the side.*
- ✓ *Renters are not part of the communication list so it is up to the lot owner to make sure the renter is aware of all communications that may pertain to them.*

Question:

I know that my lot must be kept in a presentable condition but are there expectations regarding the condition of my lawn?

Answer:

Lot owners are expected to keep their lots neat, tidy, and visually pleasing; this also includes their lawns. Lawns must be regularly mowed, trimmed, watered, and kept weed free. In extreme cases of neglect the Board will hire the Resort Groundskeeper to maintain the lawn and the owner will be back-charged these costs.

Question:

Is there anywhere in the resort that I can get change for the laundromat?

Answer:

Yes, you can buy change from the Park Manager during regular working hours

Question:

Normally when is the water turned off and turned on for the season?

Answer:

Turning on the resort water and shutting the resort water off is dependent on the weather and more importantly the ground temperature. Historically the water is shutdown and the water lines blown out with air around November 1. Water is historically restored around May 1. Please remember that these dates are not firm and the exact date, which

is entirely dependent on the ground temperature, will be communicated in advance. Also be aware that water start up requires 3 to 4 days as the system needs to be chlorinated and water samples need to be tested and approved by Alberta Health Authority before it may be used.

Question

I have new contact information; how do I make sure my file is updated?

Answer

Any changes to your contact information can be made by emailing the Communications Director at communications@coyotecreekcondos.com or by filling in the Contact Information form (can be picked up outside the office) and given to the Resort Manager.

Question

We are under a fire ban, yet phase 3 and the campground are not, why is that?

Answer

The Board of Directors and the Resort Manager closely monitor the fire hazard conditions as per Alberta Forestry and Mountain View County. Keeping the owners safe and minimizing the risks of fires in the resort is our top priority. With this in mind and the fact that fire pits in phase 3 and the campground are further from combustibles (trees, brush and buildings) there are times where a fire ban will be issued by the Board as a proactive measure just to be cautious.

Question

We are very near the river; don't we have an unlimited supply of water?

Answer

Coyote Creek Resort is on a well system. There is a pump house and well located in phase one and another pump house and well located in phase 2. These two systems are interconnected. Water is pumped from the underground wells via submersible pumps to holding tanks (buffer tanks) where it is chlorinated and then pumped into our water system. The resort requires a water license issued by the Alberta Government and with this licence we are limited to the amount of water we can use. The license also requires us to have a certified water technician checking our system and reporting to the Alberta Government the maintenance, testing, and consumption of our system.

Question

I have some trees on my lot that I would like to remove, does that require permission?

Answer

Our goal as a resort is to remain as eco-friendly as possible and maintain the natural surroundings of the area. With that, there are times where tree removal is required. Reasons include allowing required development, or removal of dead or hazardous trees; these are permissible, but they do require approval from the Board and in some instances the County.

Question

I am required to pay an annual Condo fee, where does that money go?

Answer

The annual Condo fees that you pay go to maintain the resort; this includes a wide range of items;

- 1. Wages for the Resort Manager, Grounds Keeper, and cleaning crew.*
- 2. Natural gas, and electricity for the common properties.*
- 3. Snow removal.*
- 4. Minor repairs required around the resort (painting, road repairs front gate maintenance are some examples)*
- 5. Maintenance of the potable water systems, sewer system and SCADA (monitoring system for the water and sewer pumps etc.).*
- 6. Alberta Government certified water specialist that is contracted to test and maintain our water system (checks are completed 3 times per week as per Alberta Health Services requirements).*
- 7. Costs to haul and disposal of sewage.*
- 8. Refuse and recycling disposal.*
- 9. Contingency funds in the event of major repairs and long-term maintenance.*

Question:

Once the water is turned off for the season can I still use my unit through the winter?

Answer:

Yes, the resort is open year-round. The laundry room and shower rooms are open through the winter (water is drawn from a different source). If you use your units plumbing through the winter it is important that any waste disposal is done in batches to avoid freezing in the sewer lines (contain waste water and sewage in your holding tanks and dump in larger volumes). In the case of park model units, the addition of holding tanks is highly recommended to allow "batch dumping". Please be aware that disposal of small amounts of sewage such as flushing a toilet or draining a sink will cause a layering of freezing in the sewer lines and quite quickly cause a complete blockage of the sewer line. In the event of this the line will have to be steamed (very expensive) and this cost and any related costs may be back-charged to the unit owner if proven they were the direct cause of the freeze-up .