

RESORT NEWS

SWAN LAKE CO-OWNERS' RV RESORT



WANT TO BE PUBLISHED?

If you have an article, announcement, and/or photos for the newsletter, please email them to resortnewsletter@gmail.com by the 25th of each month for consideration.

IN THIS ISSUE

- News and Updates
- Maintenance Tips for Co-Owners
- RDNO News
- What is the Co-owners' Agreement?
- Call for Volunteers
- To Gate or not to Gate...
- Funnies and Classifieds
- Photos



PARADISE

The other day, a co-owner reminded me that we get to spend significant amounts of time in a place where others come to vacation. How fortunate are we?

EDITOR'S NOTE



I am so grateful for all the co-owners/residents who demonstrate so much pride of co-ownership. I usually walk around the Resort at least twice a day and I see so many beautifully-maintained sites. It makes me feel proud to be a co-owner.

I am also so grateful for the work of the Resort staff. They have been hard at work helping to make the common areas beautiful. They have been working hard to serve co-owners and guests alike in a time of COVID. Yet, whenever I have been to the office, I have been greeted with a smile.

I have also seen a number of co-owners participating in clean-up, beautification and maintenance throughout the Resort. I know they're not doing it for the recognition, but I want to acknowledge and thank them all the same.

Here's an exercise to try: Walk around the Resort and try to see everything through the eyes of someone visiting for the first time. What do you notice? Look at your site the same way. What do you see?

I'd love for you to share your observations at resortnewsletter@gmail.com.

In the meantime, happy reading!

Richard Pawsey

The Allen Brooks Nature Centre

The centre overlooks the North Okanagan and affords a view of Kalamalka, Swan and Okanagan lakes from one vantage point. It is also home to marmots, snakes and a wide range of raptors.

The walking trail goes down to a sundial and pond. There is new interpretive signage at various viewpoints for a self-guided tour. There is also a brand new playground. Visitors are encouraged to bring a picnic.

Inside there are displays including live animals such as a turtle and a snake. The centre also has a live black widow spider – in an enclosure of course – and they are anxiously awaiting the birth of preying mantises.

Emergency Phone Numbers

It's a great idea to have quick access to emergency numbers. If you witness an emergency in the Resort, especially after hours, here are some useful contacts:

BC Hydro: 1-800-224-9376

North Okanagan RCMP: 250-546-3028

RCMP on-line crime report (to report thefts etc.)

ocre-sielc.rcmp-grc.gc.ca/bc/en

If you have an emergency of any kind, please advise Council at council@swanlakervresort.com so they can keep track of situations and advise co-owners accordingly.

SOCIAL COMMITTEE UPDATE

Lothar Schulz

Due to the current pandemic, the Social Committee has been unable to hold any functions. Our activities since this started have been limited to returning bottles and cans. This has been done by a group of dedicated volunteers who sort and work on this every day of the year.

The Committee has purchased a defibrillator for the clubhouse and upgraded the bottle shed with solar-powered lighting and an exhaust fan for a total expenditure of \$3,249.07. We also collected \$605.00 in donations for the Food Bank and Upper Room Mission and matched it for a total of \$1210.00. This was accomplished at Christmas thanks to the generosity of our residents.

Our plans for this year are on hold again due the pandemic. Once the health authorities allow us, we will go ahead with our usual breakfasts, dinners and Tuesday morning coffee. As mentioned by Council at their last meeting, we are unable to sponsor a garage sale at this time. We hope we can make it through this together and that we can all celebrate later this year.

2021 AGM NEWS

Here is what Council is planning with the COVID restrictions we expect will be in place by July 14, 2021: **All COVID protocols will be in effect for the meeting, including safe distancing at all times and wearing a mask.**

When: The date will be Wednesday, July 14, 2021 at 10:00 a.m. Council will try to keep the meeting to 2 hours but, if necessary, a lunch break could be called and an afternoon session scheduled.

Where: Location will be here in the Resort, in the parking lot behind the pool house. A 6 foot by 6 foot grid will be marked out on the parking lot and each grid space will be limited to one household. Chairs will not be supplied so bring your own chair. It could be hot so wear a hat and bring water if you are prone to sunstroke.

Who: Only one person per household should attend. If you are not comfortable attending, please take advantage of proxy voting for the Co-ownership Agreement AGM. There is an issue with proxy voting at the AGM for the Association; Council is attempting to rectify this problem in time for this year's meeting.

What: The packages of information for the AGM need to be in the hands of all co-owners 30 days in advance of the meeting (June 14, 2021). To accommodate any co-owners that require their package sent to them by mail, we will endeavor to have the packages distributed by June 10, 2021. In order to allow time for Council to prepare the package, all motions and/or notice regarding interest in running for Council must be received by May 10, 2021.

Council will have a number of motions and resolutions to bring forward to the meeting; we also encourage co-owners to put forward their own motions and resolutions. To ensure that these co-owner motions and resolutions are included in the AGM package, Council needs to receive them no later than May 10, 2021. Any items received after May 10, 2021 may not be included in the AGM package.

At the AGM, there will be an election of at least three Council members. At this time, Council is not certain if the current members are going to run again; however, we encourage any co-owner to put his/her name forward for election. These nominations must also be received by Council by May 10, 2021. A nomination should include a brief description of skills and relevant experience as well as information about what you see as priorities for the Resort. Voters want to know what you have to offer. Voters want to know what you are prepared to commit to doing for the Resort. This will provide co-owners with information on which to base their decision to vote for candidates.

MAINTENANCE MATTERS

RV HOT WATER HEATER MAINTENANCE

Brent Bymoan

General: Like home hot water heaters, RV hot water heaters require maintenance. It is highly recommended to flush and descale the heater, then replace the sacrificial anode prior to the start of an RV season. If you are a full-time RV'er, then, at minimum, this maintenance should be done once a year.

Anode Replacement: RV hot water heaters made from carbon steel are prone to corrosion through a phenomenon called electrolysis. Stray DC current can flow through the water within the tank which attacks the metal and corrosion begins. With the installation of an ANODE rod, the corrosion will occur at the anode as the material used to make the anode is less noble than the carbon steel construction of the water tank.

If your water heater is an ATWOOD brand, anodes are not required as the tanks are made from aluminum. Below is a picture of a typical hot water heater. The drain plug is where an anode rod will be inserted.

To replace the anode, turn the heater to OFF. Let it cool down! Open the kitchen hot water faucet to de-pressure the tank. Drain the tank by removing the old anode and replacing it with a new one. Make sure to use teflon tape thread sealant when inserting the new anode.



Comparison of a new Anode to a spent Anode



Inserting a new Anode into your RV hot water heater.

Flush and Descaling: Your RV hot water heater is prone to scale build up. Scale build up is a result of dissolved minerals in water precipitating out when the water is heated. These minerals will build up on the inside of the heater thus making it less efficient. De scaling is an important maintenance procedure that helps to preserve the health of your water heater.

This maintenance procedure can be done by yourself if you are maintenance inclined. If not, then it is recommended you have your local RV dealer provide this service for you.

Your RV water pump will require a second inlet (suction) line that can be used to pump the descaler into the hot water tank. The main inlet line will require a shut off valve that will need to be closed when the alternate one is used. If your pump is not equipped with this, then I recommend you have your local RV dealer provide this maintenance service for you.

To perform this task, drain the hot water heater. Ensure the heater is turned off and has sufficiently cooled down. Depressure the heater by opening the kitchen hot water faucet. Remove the heater drain plug and drain. Once drained, re-insert the drain plug. Block the water pump main inlet line and open the alternate inlet line. Place the alternate line inside the container of descaler or a 50:50 mixture of household vinegar and water. With your kitchen hot water faucet still open, turn on the pump.

Let the pump run until water comes out of the hot water kitchen faucet. Turn the pump off. Insert the pump alternate inlet line into a bucket of fresh water and run fresh water for a few seconds through the pump to flush out the 50:50 solution of water

vinegar from the pump. Shut off the pump then close the kitchen hot water faucet. Start the hot water heater and let it heat up. Once the water is hot, turn off the hot water heater and let the solution sit overnight. In the morning, drain the tank as indicated above. Flush the tank with fresh water and drain. Re insert drain plug, fill the tank with fresh water by blocking in the alternate inlet line and re-opening the main inlet line. Or simply connect to municipal water. Once the tank is full, close the kitchen hot water faucet, then re start the hot water heater. Below is a picture of the hot water heater. The drain plug on this picture is located on the lower left-hand side.



Typical RV hot water tank. The drain plug in this photo is the white plug located lower left. Tanks with anodes acting as the plug will be Metallic and silver in colour.

Tips for Controlling Spiders in Bushes

Every year, the Resort manager organizes the spraying of cedar hedges throughout the Resort. Co-owners have the option of paying a small fee to have this service at their sites. On top of this, there are a number of strategies experts suggest for further controlling spider populations in bushes and hedges.

Spiders are attracted to quiet, out-of-the-way areas where prey is abundant. If you suddenly find yourself surrounded by spiders, take careful stock of your landscape. Look for bugs, damaged plants and droppings -- place sticky cards or strips near spiderwebs, if necessary, to help determine which bugs are active in the area. Eliminating the insects the spider is eating will often send the spider packing. If you absolutely can't find the source of the spider's food, look to your outdoor lighting. Sometimes spiders set up shop near lights that get frequent visits from nighttime insects. Keep your lights shut off, when possible, or replace them with less bug-attractive yellow bulbs.

Clean Up

Removing any piles of trash, wood, rocks or construction debris from an area where spiderwebs are abundant will take away additional cover spiders may be using to hide from their predators. Spiders love a quiet, dark spot where they can watch for prey without putting themselves at danger of being discovered. Remove their cover, and these shy hunters will move elsewhere.

Prune Bushes

Spiders are attracted to overgrown bushes because they're dark and often support large bug populations. Evict these spiders by trimming hedges away from structures and then working to open the inside of the canopy. Thin out branches so both light and air can penetrate inside the bush. Not only will your activity discourage shy spiders, it will prevent new ones from moving in and help protect against a multitude of plant diseases.

Destroy Webs

If you've tried everything and nothing seems to discourage your spiders, a little manual manipulation may be in order. Whenever you see a spiderweb, knock it down with a broom or a blast from the garden hose. Regular disturbance of their hunting grounds will send the message that the spiders need to hunt elsewhere, in a place where their webs won't be constantly destroyed. For this to work, you must remain vigilant, removing any, and all spiderwebs as soon as they appear.

RDNO NEWS

New Dog Control Bylaw to take effect May 1, 2021

Posted Tuesday, April 6, 2021

The RDNO Board of Directors approved a [new dog control bylaw](#) on March 17, 2021. The new Bylaw (No. 2881) will take effect on May 1, 2021 and applies to the City of Vernon, District of Coldstream, Village of Lumby, Electoral Area B (Swan Lake/Commonage), Electoral Area C (BX/Silver Star), and the portion of Electoral Area D (Rural Lumby) within the fire protection area.

The number of dogs and dog-related incidents has continued to increase. The new bylaw includes many changes that make the RDNO's Bylaw consistent with other animal control bylaws in the dog control service area.

The Bylaw was first introduced at the January 2021 Board meeting. Following initial consideration of the bylaw, the RDNO sought feedback from stakeholders and the general public. Amendments to the Bylaw were made based on this consultative process.

Some of the substantial changes from the previous dog control bylaw include:

- The fine for having an unlicensed dog will rise from \$100 to \$300. Dog licences remain unchanged at \$20.
- The fine for excessive barking will rise from \$100 to \$200.
- Dogs must be licenced from the age of 3 months and older (previously was 6 months).
- An individual is limited to bringing four dogs to the park at one time. The limit helps ensure that a person is able to supervise and be in control of the dogs at all times.
- Resisting or interfering with the Animal Control Officer can result in a \$1,000 fine, up from \$500.
- The fine for a dog bite or attack that inflicts an injury to a person will rise from \$200 to \$500.
- Stronger provisions regarding Aggressive and Dangerous dogs. Some of which include:
 - Dogs that have been officially deemed Aggressive are not allowed in any off-leash dog park, sports field, playground, public beach, swimming area, park, trail or school ground at any times.
 - Owners must post signs on their property warning of a Dangerous dog. Failure to post signs will result in a \$500 fine.
 - While in public, Aggressive dogs must be on a leash no longer than 1 metre and must wear a muzzle.

Aggressive and Dangerous dogs are dogs that have been officially deemed by an Animal Control Officer, the RCMP, the BC SPCA, a veterinarian, or by the Court following a thorough investigation of an incident. Aggressive dogs are not breed-specific, and owners are notified of the designation and the responsibilities of keeping an Aggressive dog.

WHAT IS THIS CO-OWNERSHIP AGREEMENT ANYWAY?

Richard Pawsey

In the first section of the Co-ownership Agreement, there are 42 definitions. These are important because the terms that are defined can be found throughout the document. Understanding what they mean is essential to understanding the Agreement.

As I have been educating myself, I have had to flip to the definitions multiple times, making my reading of the document a bit laborious. I thought I would take the time to explain some of the definitions that I think are most useful:

Definition Number	Defined Term	Definition
13	Exclusive Use of Property	This means that, as a co-owner, you have exclusive use of your site
23	Owner	When the term "owner" is used in the Agreement, it refers to all RV Site Owners. When the Agreement was originally made, it also included the Commercial Owner (i.e. the developer). This is one of the reasons we will have to look at updating the Agreement.
26	Owner's RV Site	The site assigned to each co-owner in Schedule B. The definition specifies that the Owner has the exclusive right to occupy or rent that site.
28	Personal entitlement	This affirms that each co-owner owns .546% of the Resort (1 divided by 183). Conversely, each co-owner is responsible for .546% of all shared expenses as well as contribution to the contingency fund.
8	Contingency fund	A fund set aside for expenses not included in the annual expenses. For example, if there is a needed repair that emerges, there must be money set aside to pay for that.
29	Recreational vehicle	Long story short, an RV is defined as a motorhome, trailer, fifth wheel, truck with camper attachment, van conversions and park models.
10	Council	This is formed by Owners to manage the Resort and its shared assets. Duties/responsibilities/powers are outlined later in the Agreement (stay tuned!)
16	General Meeting	An annual meeting of the Owners and/or an extraordinary general meeting called by Council.
22	Ordinary resolution	A resolution (motion) that requires at least 50% of votes of all owners (in person or proxy)
39	Special Resolution	A resolution (motion) that requires at least 75% of votes of all owners (in person or proxy) <i>Later in the Agreement (section 14 – sub-section (1) it specifies that every motion at an AGM is "special" except voting on the budget (accounts) and the election of members of Council.</i>
41	Unanimous Resolution	A resolution (motion) that is passed by all the co-owners owners (in person or proxy)

VOLUNTEERS NEEDED

Do you love being outside in this beautiful weather? Do you want to participate in keeping the Resort beautiful? Do you love to garden? Do you want to learn more about gardening? Do you want to connect with others in the Resort?



If you answered “yes” to any of these questions, you’re exactly what we’re looking for.

In early May we want to assemble a “Garden Squad” The Squad’s mission will be to make the Resort as beautiful as we can and maintain it over the summer. We need people who will:

- Help plant annuals in planters.
- Help water plants throughout the Resort and deadhead flowers.
- Help clean up and weed flower beds.
- Help trim bushes and trees.
- Help revamp the bulletin board at the front of the Resort.

You don’t have to commit to everything. Some people may only have time to water plants every day. Some might only want to volunteer a few times during the summer months. Others might only be here for a few weeks and can only commit to a few hours of help. Any time and talent you can share is important and appreciated.

You don’t need to know anything about gardening and plants. There will be others to help and support you. If you want to be part of the Squad, we will be hosting a COVID appropriate, socially-distanced, outdoor meeting in the second week of May. Email Resortnewsletter@gmail.com to express your interest in participating and we will forward you the details. If you are not at the Resort right now and can’t attend the meeting, we will follow up with you by email.

TO GATE OR NOT TO GATE...THAT IS THE QUESTION...



At last year's AGM, there was a motion passed to form a committee to look into the feasibility and cost of installing a gate at the north entrance of the Resort. A committee was formed and has met a number of times over the last year. As I understand it, that committee will be presenting a motion at the next AGM and co-owners will be asked to vote on it.

I've never lived in a gated community and don't know a lot about them so I decided to do some research about the pros and cons. Here's what I discovered:

Pros:

- Gated communities see a reduction in crime. A gate is not a guarantee of no crime but it is a very strong deterrent.
- Entry into the community is restricted and controlled. In the case of gates with card access, there is a record of all entries into the community.
- A gate can be a very attractive first impression of a community.
- Gated communities tend to enjoy higher real estate values.
- Gated communities are attractive to buyers.
- Gated communities see a reduction in traffic as only residents and/or authorized visitors are granted access.

Cons:

- Gates don't come cheap!
- A gate may give a false sense of security and, therefore, residents will be less careful/vigilant.
- Gates require maintenance, which is an added expense.
- If the gate is not functioning, it may lock residents out.
- While regular, bonded service providers to gated communities can access the gate on their own (be given a code and/or access card), other maintenance or delivery people have to be admitted into the community. This can lead to some inconvenience for residents.
- The gate has to be opened for guests.
- At busy times, it is possible that line ups of vehicles can slow down access to and from the community.

In March, I had the chance to spend a couple of hours with Mike Moyer, who works for the Regional District of the North Okanagan. He was a police officer for 20 years and now works as a community liaison for the District. He works with communities, providing them with advice about how to increase security. He made a number of recommendations (see the minutes of the March 23, 2021 Council meeting). At the end of our meeting, I asked him the following question: Of all the recommendations you have made today, if we were to adopt one, what would it be? His answer to me was to install a gate at the main entrance of the Resort that is closed at all times.

Ultimately, it will be for at least 75% of co-owners to decide the fate of a front gate for the Resort. I hope this information is helpful in making that decision.

FUNNIES

BEST EVER SENIOR CITIZEN JOKE

A little silver-haired lady calls her neighbour and says,

"Please come over here and help me. I have a killer jigsaw puzzle, and I can't figure out how to get started."

Her neighbour asks, "What is it supposed to be when it's finished?"

The little silver-haired lady says, "According to the picture on the box, it's a rooster."

Her neighbour decides to go over and help with the puzzle.

She lets him in and shows him where she has the puzzle spread all over the table.

He studies the pieces for a moment, then looks at the box, then turns to her and says,

"First of all, no matter what we do, we're not going to be able to assemble these pieces into anything resembling a rooster."

He takes her hand and says, "Secondly, I want you to relax. Let's have a nice cup of tea, and then," he says with a deep sigh...

"Let's put all the Corn Flakes back in the box."

Great One-liners

My doctor asked if anyone in my family suffered from mental illness. I said, "No, we all seem to enjoy it."

I thought the dryer made my clothes shrink. Turns out it was the refrigerator.

I'm a multitasker. I can listen, ignore and forget all at the same time!

At my funeral, take the bouquet from my coffin and throw it into the crowd to see who is next.

Retirement to do list: Wake up. Nailed it!

I won't say I'm worn out, but I don't get near the curb on trash day.

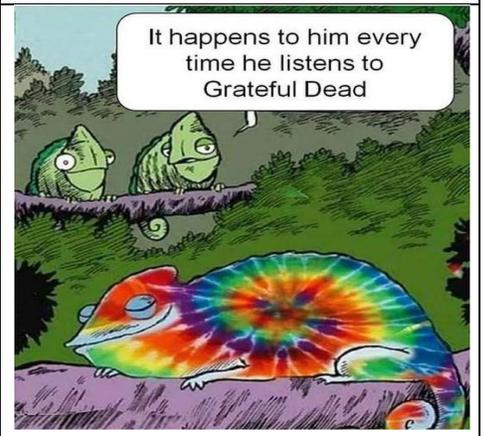
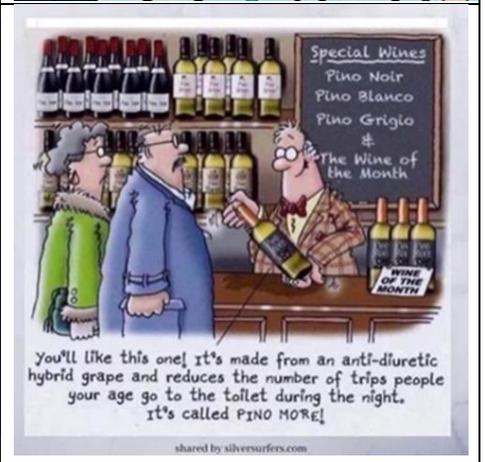
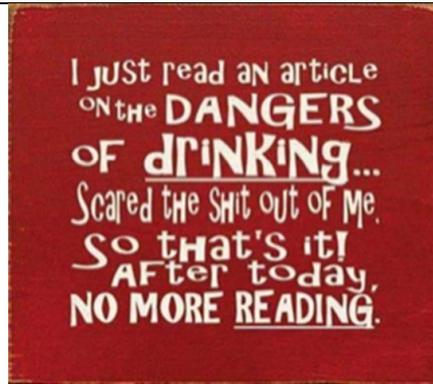
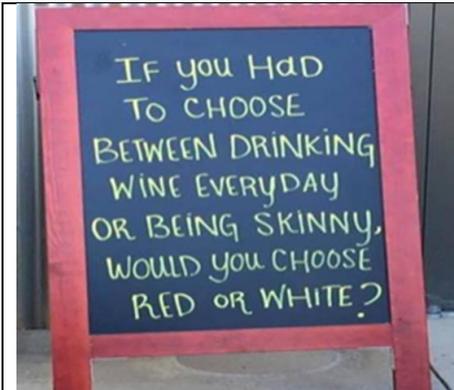
Retired: under new management. See spouse for details.

I don't have grey hair. I have wisdom highlights.

My heart says chocolate and wine, but my jeans say, please, please, please, eat a salad!

Losing weight doesn't seem to be working for me, so from now I'm going to concentrate on getting taller.

FUNNIES



SPEEDING

Please, please abide by the 20 km speed limit and also let your visitors know as well- Thank you

CLASSIFIEDS

Condolence Cards

We would like to thank Sharon Bittner (site 150) for taking on the responsibility of sending out condolence cards. As Sharon doesn't use Facebook please give her a call at 778 - 475 - 5143 if you have any messages to pass along to her.

How to navigate the Swan Lake website to see minutes, rules and regulations, co-owner's agreement, etc.

Log on to our website www.swanlakervresort.com Select 'Co-owner's Info' tab Select report you want to view. Password is Sw@nl@ke Note that the 'l' in lake is lower case.

Contact the Resort Manager

If you have questions for Cindy that relate to rentals, invoicing or maintenance fees please email Cindy at admin@swanlakervresort.com Thank you, Cindy - Swan Lake RV Resort Manager

Accepted in the Refundable Beverage Containers

Bottles, cans and containers that have a deposit fee:

- Water bottles, plastic and glass juice bottles, plastic, aluminum, Tetra Pak, and glass. Pop bottles, plastic, aluminum, Tetra Pak and glass
- Important: all containers must be empty, rinsed clean and have the lid removed.
- Wine boxes and wine bottles (wine boxes MUST have both the box and the bladder)
- Pop cans, bottles, plastic, etc....

PLEASE NO MILK PRODUCTS!

THE EXERCISE ROOM IS OPEN.

- ONE PERSON OR COUPLE IN THE ROOM AT A TIME.
- PLEASE CLEAN THE EQUIPMENT THAT YOU HAVE USED.
- THERE IS A SPRAY BOTTLE OF CLEANER AND PAPER TOWELS TO CLEAN WITH.

THANK YOU

Free Tires on Rims

Michelin X-ICE, Extra Load M+S Winter [215/55R16](#)

If interested, please contact Bert (Site 39), [250-542-5417](tel:250-542-5417)

HOBBIES PAGE

IF YOU HAVE ANY HOBBIES YOU WOULD LIKE TO SHARE PLEASE SEND PICTURES TO
Resortnewsletter@gmail.com

Alterations & Sewing by Sharon

Ladies & men's pants hemmed @ \$15.00 pr.

(No denim jeans, heavy fabric or zippers please)

Alterations on tops, dresses, or skirts will have to be seen for pricing.

Straight machine sewing, surging if needed and hand hemming.

Contact Sharon at Ph. 778-475-5143

Site 150



Cards for Every Occasion

Created by Gale Blois

Verses can be added if requested

Visit Gale at site 152 to see her handiwork.



Exquisite Cakes by Sharon

Silk flower Cake Tops

Wedding, Anniversary, Birthday Cakes and Cupcakes

Contact Sharon at Ph. 778-475-5143

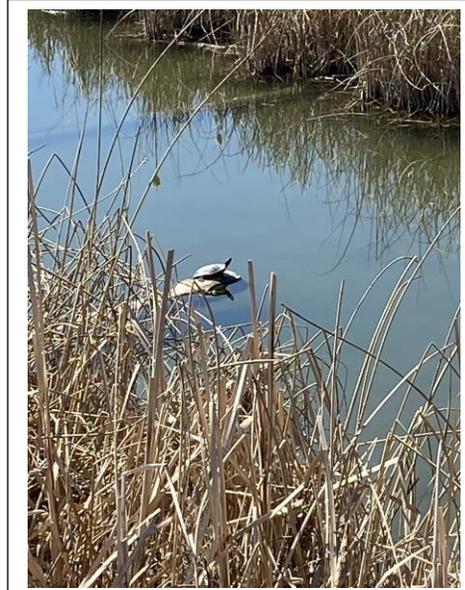
Site 150



PHOTOS



A visitor at Site 119



Lee's first turtle sighting

