

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
- What is the Co-owners' Agreement?
- Bouquets
- Funnies and Classifieds
- Photos



THANKS PAM BLUM

Pam has been the editor of the Resort newsletter for a number of years. Thanks so much Pam for all your hard work putting together our newsletter! We are so fortunate to have so many people that actively participate by volunteering their time. Everyone benefits from their efforts!

EDITOR'S NOTE



"Don't worry, you'll get the hang of it."

When Pam Blum asked if anyone would be willing to take over the job of putting together a monthly newsletter, I was both excited and nervous. Excited, because I love to write and I wrote many newsletters in my career; nervous, because Pam has done such a great job that I feel I have BIG shoes to fill.

When I approached Pam and let her know I was interested, she was very supportive and willing to help. She insisted to me that the newsletter's purpose is to inform and entertain, nothing more. Pam, I will keep that mission alive as I move forward.

I want to honour what has been accomplished and I want to try some new things as well. Some will work. Some won't. If you have any ideas or comments, please feel free to share them at resortnews@gmail.com.

In the meantime, happy reading!

Richard Pawsey

Bird Feeders Beware!

Reports of sick birds have been received throughout B.C., including between Penticton and Vernon, and as far east as Cranbrook.

The BC SPCA is asking the public to keep their bird feeders down until at least late April or May to help stop the spread of salmonella among birds. The BC SPCA also recommends only providing bird feeders in winter between October and March. In the spring and summer months, there is lots of natural food for birds.

Hummingbird feeders are not at risk at this point, but feeders should be regularly changed to prevent deadly fungal outbreaks.

Just a reminder, Swan Lake Resort co-owners are only permitted 1 birdfeeder per lot.

Phone List Update

I have ignored the park phone list for too long and there are a lot of changes. I am going to start from scratch so if you want to be on the phone list please send your information to me. My email is cliffandpam72@gmail.com

Information to include in your email is- your name, site number, phone number and email address (email address is optional). If you are on the phone list, you will get a copy. If you do not want your information on the list, you will not get a copy.

Please send the information soon. I will try to have it completed by April 15.

Thank you,

Pam Blum

MAINTENANCE MATTERS

SWAN LAKE WATER HYDRANTS – Jim Howe

Over the past few years, I've been involved in a number of water hydrant repairs. Until now, the fix extended the life of the hydrant by replacing the internal rod and plug. However, it did not eliminate rust and the fact the galvanized pipe will eventually leak due to internal corrosion. Recently, there have been cases of this happening and, unfortunately, this means replacing the entire water hydrant. This is an expensive procedure because it involves using a hydro-vac truck to excavate due to the cramped area around the hydrant.

Symptoms:

- No or reduced water flow;
- discoloured water;
- not able to shut off water at hydrant;
- hydrant handle has increased resistance when first opening then reduced resistance for subsequent operations;
- operating hydrant handle will not move the rod;
- leaking galvanized pipe.



The cause is internal corrosion of the steel rod and galvanized pipe. Rust is produced and it has restricted the movement of the rubber plug and/or rod itself. It has even eaten right through the steel rod and/or galvanized pipe. It appears that the hydrants that are shut off for the winter, combined with the fact that the water table prevents proper draining, may result in hydrants that are in worse shape.

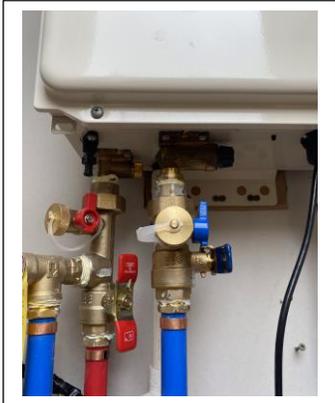
Note: the brass valve is designed to drain the house water when the valve is closed.

I believe the solution is to replace the entire water hydrant with one that has a stainless steel pipe AND rod. This fix also replaces the rubber plug that I have seen damaged in the past.

I have discovered that:

- The blue handled stainless steel water hydrant is readily available thru Iconix (formerly Corix) for about \$165 BUT it does not have a stainless steel rod (only the pipe). This rod can be replaced by one made by Donald's Machine shop for about \$30. For those of you who have the stainless steel version, the stainless steel rod can be installed easily and does not require digging up the hydrant.
- The red handled stainless steel hydrant is not readily available (and is much more expensive) so I would use a blue handled hydrant instead. However, at this point, I'm not 100% sure if the means of connecting to the red handled hydrant brass valve is identical to the means of connecting to the blue handled hydrant brass valve.
- The cost of replacing the hydrant varies widely depending on who you use to do it. At this point, Special T appears to be the cheapest at less than \$1500. If you have any questions come see me at site 78.

ON DEMAND HOT WATER HEATER ANNUAL MAINTENANCE – Brent Bymoan



Why Should You Have Your On-Demand Hot Water Heater Maintained?

1. Routine maintenance helps keep your heater operating at its optimal efficiency, thus saving you money in propane usage.
2. Routine maintenance helps prolong the life of your heater by ensuring mineral (scale) build up on the internals (exchanger) is kept to a minimum and that water flow through the unit is not obstructed by a clogged inlet filter

What Needs to Be Done to Meet the Maintenance Requirements?

If you are a handy person, you might be capable of performing the maintenance yourself. Otherwise, it is recommended to have someone qualified to perform the required maintenance.

- i. Removal and cleaning of the fresh combustion air inlet filter. (Some models do not have this filter.)
- ii. Removal and cleaning of the cold-water inlet filter.
- iii. Circulation of white vinegar or descaling agent for removal of mineral build up on the internals of the pre-heat and main heat exchangers.
- iv. Visual inspection to ensure no leaks or other damage to the unit exists.

SMOKE, GAS AND CO2 DETECTORS SEASONAL MAINTENANCE

Hazard detection devices (such as smoke, gas and CO2 detectors) are among the most important functional instruments in your home. It is imperative to change out the batteries and perform a functional test minimally at the beginning of every season (4 times a year).



What should be done to meet recommended quarterly inspections?

Most combination detectors (CO2, Propane, Natural gas) are of a plug-in type but some have a backup batteries. If your unit has batteries, replace them and then perform a simple functional test by pressing the "TEST" button. The unit will squeal if it is in good operating condition. If it does not squeal, replace as soon as possible. If your home does not have a gas or carbon monoxide (CO) detector, it is highly advised to buy and install one. It could save your life one day.

Smoke detectors can also be battery operated or powered by your home's electrical. If yours has a battery, perform a functional test. If it does not squeal, replace the batteries as soon as possible.

WHAT IS THIS CO-OWNERSHIP AGREEMENT ANYWAY?

Richard Pawsey

I have never lived in a Resort like this before. I've lived in a few homes; I've lived in a condo but never in a co-owners' resort. It's been a learning curve for me. As I've begun to study the documents that inform the governance of this Resort, I've learned a few things I did not know (okay, a lot of things I did not know). I have often wondered if I am the only one who just nods his head when others speak about the Co-ownership Agreement – too embarrassed to say I'm confused by the whole thing. So, I've decided to share some of what I have discovered just in case there are others, like me, who would like to know more. I am basing all my information on my reading of the Agreement. I will ask questions I have had and I will do my best to answer them. Here we go: I am going to generalize; however, for the most part there are some distinctions to think about to understand how Swan Lake RV Resort Co-ownership Agreement is different than what you may have experienced in the past. In general terms:

- A. **FREEHOLD HOME:** When you purchase a freehold home: You “own” the house and the land. The owner makes decisions (restricted by the bylaws of the city/town) concerning repairs, alterations, enjoyment of the property etc. and the owner is solely responsible for any expenses. For the most part, the owner can make changes/alterations as long as he or she follows bylaws.
- B. **CONDO/STRATA:** When you purchase into a condo/strata for the most part, you “own” the interior of your building. The owner makes decisions within the bylaws of the community (city/town etc.) as well as within the bylaws of the strata. Think of the strata as a separate entity – the strata owns all common property (exterior of buildings, roofs, roadways, fences, pool, common buildings etc.). The strata elects a board at each Annual General Meeting (AGM). Boards are charged with the task of upholding the terms of the Strata (bylaws, governance etc.) on behalf of the other Strata members. The responsibilities of the board as well as its powers are laid out in the Strata documents.
- C. **TENANTS IN COMMON RV RESORT:** Here, at Swan Lake RV Resort, each co-owner has purchased a 1/183 share of “undivided interest” in the Resort (182 sites + the 183rd site, which is everything from the clubhouse to the pool to the maintenance shop to the trees and bushes on the grounds). The way I translate this for myself to help me get my mind around it, is that Brent and I own a piece of everything in the Resort while, at the same time, we “own” nothing in the Resort. We're like a shareholder – you buy a share in company but you don't own the office furniture! Does this mean that anyone can come onto our site without being invited? No, because the co-owners' agreement states that when we purchased our 1/183rd share, we also purchased “exclusive use” of our lot. Does this mean Brent and I can do whatever we want on our lot? No, we cannot. Because we share ownership of our lot with every other co-owner, we accept (when we purchase a share in the Resort) that every other co-owner (represented by Council) has to “agree” that whatever we do on our lot is in the best common interest (it won't negatively affect the Resort and/or other co-owners.)
 - I. **How do we make sure the best interests of the Resort and co-owners are being upheld?**
A co-ownership agreement was created in 2002 that outlines the terms that determine how the Resort is managed.

- II. **How do 182 co-owners “share” a Resort?** They create a co-ownership agreement, which specifies a number of “agreements” relating to the governance of and “respective rights and obligations with respect to (their) ownership...” I, as a co-owner, have rights AND I have responsibilities that I agreed to when I purchased my “share” in the Resort. That makes sense to me: If we all share ownership of everything in the Resort, then we need to agree how we are all going to share. Is this agreement perfect? No. There is consensus that it needs to be updated. A committee was formed at the last AGM to look at the Co-ownership Agreement; however, it was decided that this should be delayed due to COVID restrictions. That being said, it is all we have for the time being so it must be honoured.
- III. **When Brent and I purchased our interest in the Resort, we - like every co-owner - signed the Co-ownership Agreement.** As such, we agreed to the terms of the Agreement; we agreed that we would abide by them; Furthermore, we agreed there could be penalties if we did not follow them. Here’s an admission: we signed the Agreement without reading it closely and *truly* understanding it. Don’t judge! I’m sure we’re not the only ones.
- IV. **We all have rights and responsibilities as co-owners.** Okay, we all “agree” about the rules and responsibilities. Now, how do we look after our shared investment and how do we make sure the Agreement is honoured? This is answered by the agreement itself: All co-owners in good standing can attend an AGM that has to be held once a year. Each lot is allowed 1 vote (Brent and I have to decide who represents our lot - him or me). We get to elect a Council whose job it is to follow and uphold the Co-owners’ Agreement. That Council is bound to follow the terms of the Agreement - it has powers and responsibilities which are clearly spelled out in the Co-ownership Agreement. It makes sense to have a Council to represent co-owners because it would be unmanageable to hold regular meetings with up to 182 lots being represented each time.
- V. **How are rules and regulations made?** Council, as per the terms of the Agreement, can make/change rules and regulations. Council’s authority to change/alter rules and regulations, however, is dictated by the Co-ownership Agreement and any changes made to the Rules and Regulations have to be ratified (voted on) at the next AGM. Council also has a responsibility to uphold the rules and regulations and it has the power to enforce the rules (as outlined in the Co-ownership Agreement).

Now that I. Understand what the Co-ownership Agreement is and what purpose it serves, the next step will be to “dive” into the document to better understand what it is I agreed to when I signed it. Stay tuned for updates in future newsletters.



BOUQUETS

Thanks so much to Russ, Cordell, Lothar, Kerrie and Brent for their work cleaning the roads in the Resort. Thanks to you, we have clean roads at a fraction of what it would have cost had the job been hired out.

Thanks to all the co-owners who were out sweeping around the Resort.

Thanks to Jim, Colin and Dany for their hard work sprucing up the exercise room. Great Job!

If you want to thank someone in the Resort, email Resortnewsletter@gmail.com

FUNNIES

Gotta love the Newfies; there are times when their sense of humour really does add to the diversity and culture of our great country.

A doctor in St John's Newfoundland wanted to get off work and go golfing, so he approached his janitor. "I am going golfing tomorrow Buddy and don't want to close the clinic. I want you to take care of the clinic and take care of all my patients and I'll give you fifty bucks."

"Yes, sir!" answers Buddy.

The doctor goes golfing and returns the following day and asks: "So, Buddy, how was your day?" Buddy told him that he took care of three patients.

"The first one had a headache so I gave him TYLENOL."

"Bravo Buddy! The second one?" asks the doctor.

"The second one had a bad stomach and I gave him MAALOX, sir." Says Buddy.

"Bravo, bravo! You're good at this. And what about the third one?" asks the Doctor.

"Well Sir, I was sitting here having a smoke and suddenly the door flies opens and a woman enters. Like a flame, she undresses herself, taking off everything including her bra and her panties and lies down on the table and shouts: HELP ME! I haven't seen a man in over two years."

"Lard Tunderin' Jayzus, Buddy! What did you do?"

"I put drops in her eyes!"

This letter was sent to the Carson Graham School Principal's office after the school had sponsored a luncheon for seniors. An elderly lady received a new radio at the lunch as a door raffle prize and was writing to say thank you. This story is a credit to all humankind. Forward this to anyone you know who might need a lift today.

Dear Carson Graham School,

God bless you for the beautiful radio I won at your recent Senior Citizens luncheon. I am 87 years old and live at the North Vancouver Kiwanis Home for the Aged. All of my family has passed away so I am all alone. I want to thank you for the kindness you have shown to a forgotten old lady. My roommate is 95 and has always had her own radio; but she would never let me listen to it. She said it belonged to her long dead husband, and understandably, wanted to keep it safe.

The other day her radio fell off the nightstand and broke into a dozen pieces. It was awful and she was in tears. She asked if she could listen to mine, and I was overjoyed that I could tell her to fuck off.

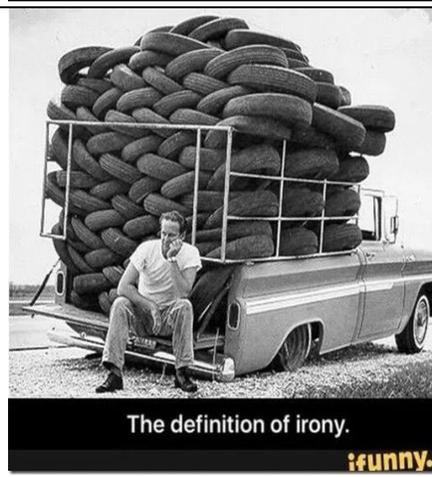
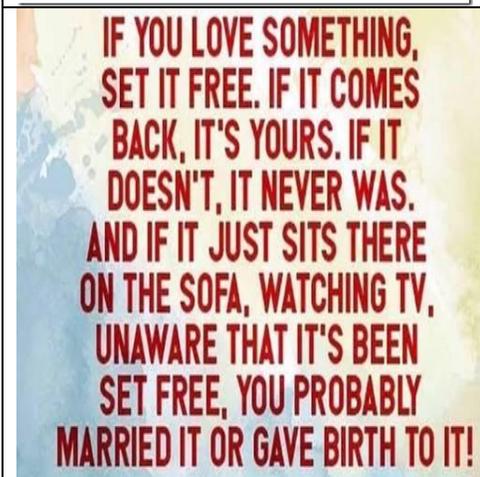
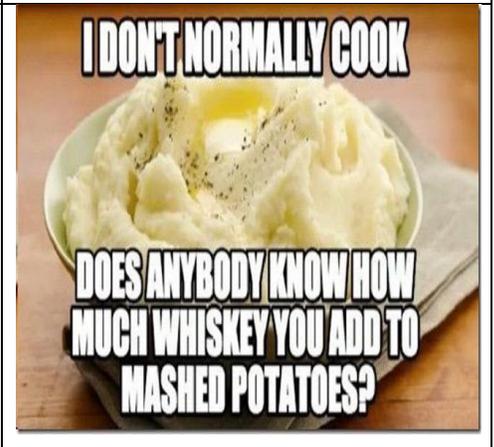
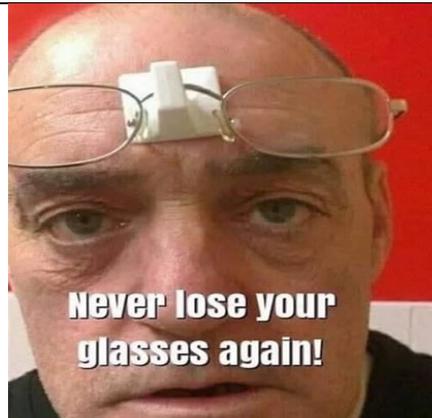
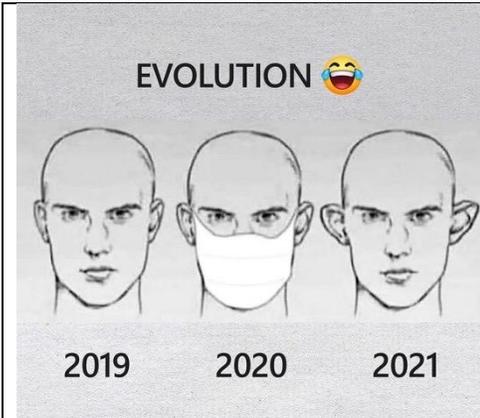
Thank you for that wonderful opportunity.

God bless you all.

Sincerely,

Edna

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@ake 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