



Good day to all,

Spring is back along with your annual Association letter. Along with a brief summary of the Association's accomplishments and concerns, this letter includes the following

- Registration and dues payment form for 2014
- Pre-addressed envelope to return your dues payment
- Minutes of the meeting held August 29, 2013

In order to lower postal costs, we have not included the definition and rules of the Association. These documents will be available at the June 28 general assembly, or, in the near future, on the Alpine Estates Homeowners Association website.

Obituary

We regret to inform you of the passing, this winter, of Mr. Rémi Lamarche, a well appreciated and active member of the association for over ten years.

Membership Dues (Item 5.3 of the meeting minutes)

Please refer to the registration and dues payment form enclosed for the amount of the dues to be paid. As in past years, we request that, you pay your dues as quickly as possible after receiving this letter; or at the latest by July 1, 2014. You can now make your payment through direct deposit at the **Caisse populaire Sainte-Agathe-des-Monts, folio 00046430190, transit 8150817387**. Our objective for 2014 is 105 residential dues, 40 dues for lots and 10 rental dues.

Finances (Item 5 of the meeting minutes)

The fiscal year end date has been changed to March 31 from July 31. This change was made for two reasons:

- The Association's expenditures take place mostly in spring and summer. The new fiscal year, from April 1 to March 31, allows us to better budget the expenditures submitted at the annual general assembly which will now be held at the end of June.
- The new fiscal year allows the Association to respect the 120 day period between the date of fiscal year end and the general assembly.

Additionally, we are pleased to be able to send you a copy of the receipts and disbursements dated March 31, 2014 as well as the projected budget for 2014-2015. A summary of the financial situations as of March 31, 2014 follows:

We have a banked total of \$6,786.56 as follows: \$2,520.70 of operating funds, -\$734.14 for the dam and \$5,000 in the emergency fund. We wish to remind you that your dues are essential in order to fulfill our legal obligations with regard to Dam 5112 (near the beach) which will require a large monetary input in the coming year.

Dams on the lac des Pins (items 4.1 to 4.8 of the meeting minutes)

Since the emergency repairs in the spring of 2013 at the beach dam (installation of a new 4-foot diameter culvert), water has been flowing smoothly. The dam is presently stable despite its aging structure; however, in virtue of the requirements of the *Centre d'Expertise Hydraulique du Québec* (CEHQ), we must plan for work on the dam in order to bring it up to code. We have been talking with the municipality of St-Adolphe d'Howard regarding various solutions in order to find the necessary funds to undertake this project. We can also benefit from the experience of the municipality of St-Hippolyte, where the *Association du Lac des Chutes* has carried out work on its dam in partnership with the municipality of St-Hippolyte.

As owners of the dams, we are obliged by the Ministry of the Environment to have a series of inspections performed by licensed engineers. Please refer to the minutes for information on this issue as of June 29, 2103.

As a reminder, here are the measures we must take to carry out our obligations as per new regulations. These measures will entail costs for which we are responsible.



Alpine Estates Homeowners Association inc. – Letter to Members – 2014

- Visual inspection (no charge), and registration of information in a special log twice a year
- Annual inspection
- Statutory inspection by an engineer every five years (done on October 23, 2012)
- Evaluation of dam safety and retained water management plan (once).

Lake water quality (item 6.1 of the meeting minutes – water analysis)

Bacteriological analysis during the summer of 2013 revealed that the water is safe for swimming but unsuitable for drinking and that our lake contains no blue algae. The next bacteriological analysis will take place in June 2013.

Beach revitalisation – Reminder (item 6.1 of the meeting minutes)

Plantings at the beach are essential in order to help stop erosion and conserve solidity of the soil by preventing large amounts of sand from sliding into the lake.

Environmental Issues

We cannot end this letter without asking you once again to keep the beach and Association property in good condition so we can continue to enjoy the Alpine Estates' lovely environment. Trash cans are available over the summer. Please do not deposit recyclable materials in the trash cans; bring them home for your recycling bins. **Please act responsibly!** If the trash cans are full, do not hesitate to replace the trash bag (in the bottom the blue barrel) and deposit the full bags in the trash box at the beach entrance.

Septic Tanks

As a reminder, residents are responsible for having their septic tanks emptied. Permanent residents should have their tanks drained every two years and every four years for non-permanent residents.

Summer Volunteers Needed

The Association requires volunteers for weekly maintenance at the beach over the summer period. Interested parties are requested to enter their names next to the task(s) for which they would be available. The list can be found on the reverse side of the registration form.

Members of the Board of Directors

You will find below the coordinates of the members of the Board. You may contact them with questions, comments or suggestions.

• Francine Gagnon	President	410 Pioneer	438-238-8527	fgagnon64@gmail.com
• Marc Hervieux	Vice-president	130 Wildwood	514-708-9441	
• René Lavoie	Treasurer	183 Forest Hill	579-990-3579	
• Lise Bujold	Secretary	120 Des Pins	450-226-2580	
• Grace Bubeck	Administrator	Indian Road	450-226-3251	
• Christina Costy	Administrator	143 Pioneer	450-226-1128	
• Donald Desabrais	Administrator	378 Pioneer	450-625-1722	
• Hélène Pelletier	Administrator	215 Pioneer	438-238-9704	

Permanent Committee members

The Association shoulders multiple tasks and responsibilities which have become more complex over the past few years. This is a list of the main responsibilities of the members of the Board of Directors and the Alpine Estates homeowners.

Permanent Committees	Members
Dam file (dams 5112 and 5113)	Francine Gagnon, Monique Bélisle, Christina Costy, Marc Hervieux, Yvon Monette, Gilles Rousseau
Financial management, production of financial statements, civil and administrative responsibility insurance, annual registration with the Quebec business registry, tax returns, signing of the Alpine dock protocol (Wildwood Street) and chemical toilet	René Lavoie
Examination of financial statements	Céline Gratton
Dues collection and fund raising, grant request, preparation of the annual meeting	Donald Desabrais – Francine Gagnon.
Upkeep of beach equipment and beach setup	Marc Hervieux
Environment standards and water analysis	Grace Bubeck, Pascal Briand
Residential development, forestry and fire prevention (follow-up and respect of regulations)	Francine Gagnon, Jacques Beaulieu
Annual letter	Lise Bujold, Céline Gratton, Lilian Fortin, Hélène Pelletier et Nicole Fortin
Revision, formatting and translation of all documentation produced for Association members	Lilian Fortin
Document management, archives, scanning and resident lists	Lise Bujold, Lucie Charrette
Revision and updates to Association regulations	Christina Costy
Consultant for legal issues	Christina Costy
Consultant for notarial issues	Éric Lippé
Organisation of the annual summer party	Mélanie Villemaire

Calendar of activities – 2014

- Saturday, May 31 Beach cleanup (9:00 a.m.)
 Saturday, June ____ Swimming water analysis (date to be confirmed with the municipality)
 Saturday, June 28 Annual meeting at the beach (1:30 p.m.)
 Saturday, July 19 Beach party (in the afternoon)
 Saturday, August 9 Summer party at the beach (6:00 p.m.)

In the name of all the Board members, I wish you a wonderful year at the Alpine Estates.

Francine Gagnon, President
March 15, 2014