



Summer Village of West Cove

May, 2021 Newsletter

Mayor's Message

Greetings West Cove Residents!

As we enter the coming season at the lake, we are still bound by Covid rules that limit our ability to gather. We were all hopeful that this pandemic would have been contained by now, and life would return to normal. That being said, we must move forward and make our lake lives as normal as possible.

You will see that we are in an election year; if you feel that you are a person who can lead this Community, I encourage you to run for Council. The information to run for Council is located on the website.

The coming year will be challenging as we now have the Province charging for policing costs, down-loading other expenses and responsibilities on the Villages, and cutting back on our Provincial grants. Small Communities like ours will be asked to take on more responsibility for operating costs in the future. This can only be covered by taxes.

As a Community, we have held spending to a minimum and made decisions that assist the Village in managing expenses. Because our revenue sources are minimal compared to the Communities who have a large commercial tax base, our 2021 Budget will reflect our commitment to fiscal management.

When life is reopened, consider joining the Community League and get involved in the Community. Remember, it's not what your Community can do for you; it's what you can do for your Community.

cont... 

We hope you all have a great summer and enjoy the lake with your family. Please support LILSA in protecting the lake from invasive species. If we don't protect the lake, we will lose it to the Flowering Rush weeds. Please check the website to participate.

We've had a challenging year in 2020, let's make 2021 at the lake the best.

Your Village Council and Staff

Larry, Ren and Dave

Wildwillow Management & Staff

Administration Office Contact

Your administration office is located at 4808 - 51 Street, within the Town of Onoway

MAILING ADDRESS:

721 Valking Road
West Cove, AB, T0E 0A2

PHONE: 780-967-0271

FAX: 780-967-0431

EMAIL: svwestcove@outlook.com

WEBSITE: www.westcove.ca

COUNCIL: Mayor, Larry St. Amand
Deputy Mayor, Ren Giesbrecht
Councillor, Dave Breton

ADMINISTRATION:

CAO, Wendy Wildman
Admin Asst., Diane Wannamaker

Correct Mailing Addresses

Are you new to the Summer Village? It is important that the Summer Village Administration Office has your current mailing address. Without your current mailing address, your Tax notice may not be properly delivered and that could lead to delays & penalties.



Community Watch

Please be aware of suspicious activity throughout the Summer Village. If you see something out of the ordinary that could be a potential crime, record any details and report to the RCMP as soon as possible.



IMPORTANT DATES!!!

June 30th – Taxes Due

July 1st – 2% Penalty Current Year Taxes

July 24th - Assessment Complaint Deadline

August 1st – 4% Penalty Current Yr. Taxes

September 1st – 6% Penalty Current Yr. Taxes

October 1st – 6% Penalty Current Yr. Taxes

January 1st – 18% Penalty Total Outstanding Taxes!!

ELECTION YEAR!!!



2021 Summer Village Elections for the Office of Councillor – 3 Positions

In Alberta, Summer Village's hold municipal elections in July or August. If you are considering running for a Council position, please visit the website: www.svwestcove.ca for additional information.

NOMINATION DAY: Saturday, June 12th, 10:00 a.m. – 12:00 p.m. **DARWELL HALL**

ADVANCE VOTE: Friday, July 2nd, 4:00 p.m. – 8:00 p.m. **DARWELL HALL**

ELECTION DAY: Saturday, July 10th, 10:00 a.m. – 7:00 p.m. **DARWELL HALL**

Property Taxes – Due June 30, 2021

The Summer Village collects revenue annually to meet the projected costs of providing services to the community. These revenues are received through grants and through municipal property taxes. Other amounts collected on your annual tax bill are **collected on behalf of the Lac Ste. Anne Foundation and the Alberta School Foundation Fund.**

In recognition of the ongoing COVID situation, the tax penalty structure for 2021 remains the same as 2020; 2% on the first day of July, 4% on the first day of August, 6% on the first day of September and 6% on the 1st day of October. Any taxes which are not paid on or before the 31st day of December of the current year is subject to a penalty of 18% on the first day of January. Council approved the 2021 Operating and Capital Budget with a 3.14% increase in municipal tax dollars collected from the previous year. Every \$3,069 increase in expenses results in a one percent increase in taxes. The amount downloaded from the Province for policing costs this year amounts to \$4,114. This accounts for 1.3% of the increase. The minimum municipal tax per property to be collected is set at \$885.00.

Assessment: Property Assessment services are contracted to Municipal Assessment Services Group.

What is a Property Assessment? Each year, the Assessor will inspect certain properties within the Municipality. The Assessment is the estimated market value your property which is used to calculate property taxes. The market determines the value of your property and that value is the basis for the assessment and is then used to calculate your property taxes. Assessors are bound by strict guidelines for assessment and will be ensuring everything possible is taken into consideration for the future.

What if I Disagree with My Assessment? You are encouraged to talk to an assessor if you have concerns about the assessment as it relates to your property value. Remember, you can only make a complaint against your **assessed** value, not your tax dollars or rates, and you **MUST** have grounds for your complaint. Please also keep in mind that the assessor does not set the rates in the municipality, and therefore, cannot answer questions about property taxation, nor can they answer questions about the amount of services you receive. New legislation allows you 60 days from the date of your assessment notice to make an assessment complaint. **The assessment complaint deadline is July 24th.** There is a fee of \$50.00 that must accompany a completed assessment complaint form, which is available on the website or by contacting the office at (780)967-0271. Prior to completing the assessment complaint form, please contact the Assessor to first discuss the matter of your assessment (not your tax dollars), Dan Kanuka (780)939-3310.

Dock Permits – NEW!!!

Provincial Requirements – there are requirements in place for placing a seasonal dock/boat lift in the lake. The regulations have changed in April, 2021 and the new “Disturbance Standard for Temporary Seasonal Docks & Other Mooring Structures for Personal Recreational Purposes” was created to set the maximum acceptable footprint for temporary seasonal docks, temporary seasonal boat lifts and associated mooring structures for personal recreational purposes on the beds and shores of Alberta’s recreational lakes and rivers that are public land owned by the Crown. The disturbance standard creates a general permission for most waterfront, semi-waterfront and municipal dock owners and eliminates the need for residents to apply for an authorization to the Province **IF** they abide by the standards. **PLEASE NOTE** that application still must be made to the Municipality if the seasonal dock/boat lift is off municipal property. Please refer to the following website for further information:

<https://open.alberta.ca/publications/user-guide-for-dock-permits>

Development Permits

All development within the Summer Village requires permits. For any questions or concerns on Development, please contact the Development Officer, **Tony Sonnleitner** @ 780-718-5479 or by email at pcm1@telusplanet.net.

Do you have a pet?

Please ensure your pet is on a leash at all times & take responsibility for your pet’s waste and pick it up.



DO YOU THINK YOU'VE SPOTTED A QUAGGA OR ZEBRA MUSSEL?

HELP KEEP OUR AQUATIC ANIMALS AND PLANTS HEALTY!!!

Report it to Alberta's invasive species hotline at 1 855 336 BOAT (2628).

Quagga and zebra mussels move from lake to lake by attaching themselves to boats and other recreational equipment. Quagga mussels are found in various parts of North America, such as in the Colorado River system in the US, a popular destination for Alberta snowbirds. Zebra mussels were discovered in Lake Winnipeg, Manitoba in October 2013.

Let's keep Alberta waters free of aquatic invasive species, and keep your boat and recreational equipment in ship-shape!

Clean, Drain, Dry Your Boat!

Remove any vegetation or clumps of mud or debris from the vehicle and thoroughly clean the underside of vehicles, tires and parts before moving to another area.

DO NOT WASH VEHICLES, ATV'S BOATS ETC. IN THE LAKE!!!

LAKE ISLE & LAC STE ANNE WATER QUALITY MANAGEMENT SOCIETY www.LILSA.ca

Did you know that LILSA:

- Advocates for the health of our lakes;
- Is working hard to slow and prevent the spread of **FLOWERING RUSH**, an invasive species that is taking over Lake Isle & is making its way to Lac Ste. Anne;
- Completer a State of the Watershed Report and is working with other organizations to develop a Watershed Management plan;
- Partners with Municipal and Provincial governments to apply for grants and improve the quality of our lakes;
- Is working on short and long-term solutions to improve our lakes and keep them healthy and useable for generations to come;
- **Needs more members to keep doing their important work!!!**

Fires can happen! ARE YOU COVERED??

Will your insurance cover these costs? What does your policy say?

DID YOU KNOW that the cost of fire suppression by the fire department is payable by the **property owner (insurance, do you have enough) ??** In some Summer Villages we have seen the cost of fire suppression for a structure fire as high as \$28,000 and for a wildland (grass fire) as high as \$12,000 from various fire service providers. Be sure to check your home insurance policy or talk to your insurance agent about what exactly your policy covers and how much it covers. In addition to inquiring about your home structure fire insurance, we encourage you to inquire about wildland insurance (for a grass fire that happens but never reaches a structure). ALSO, please be advised that, should the fire department be dispatched by 9-1-1 to your residence for any reason (house alarms, including false alarms, campfire, downed utility line, etc.) **you, as the property owner, will receive an invoice!!**



BECOME A LILSA MEMBER TODAY!

Annual memberships are \$20 (individual or family) and can be purchased via e-transfer at:

lilsawaterquality@gmail.com

please include your name, address, email address and phone number

or mailed to LILSA, Box 152, Alberta Beach, Alberta T0E 0A0



NEW CHANGES TO ALBERTA'S DISASTER RECOVERY PROGRAM

The Alberta Disaster Recovery Program (DRP) is intended to fund uninsurable losses incurred due to a disaster event. Typically, this covers damage from overland flooding or wildfire. Details of the changes include:

- **90:10 cost-sharing arrangement with local governments and private-sector applicants, which include homeowners, residential tenants, small business owners, landlords, agriculture operations, condominium associations and not for profit organizations and cooperatives**
- **This arrangement means the province will provide assistance for 90% of eligible disaster costs and the impacted municipality and private sector applicants are responsible for the remaining 10% of their respective costs. For homeowners, the assistance will be capped at \$500,000, however this is a ONE-TIME limit on disaster financial assistance per property; it is not cumulative. This means that if a property owner makes a DRP claim for \$100,000, that is the ONLY payout available on that property. Properties that have claimed a payout under the DRP will be listed on a government website so that prospective home buyers will be able to determine the status before a purchase. If a property has received disaster financial assistance under the Disaster Recovery Program in 2021 and beyond, that property will NOT be eligible for subsequent Disaster Recovery Program assistance in the future.**
- **A reduction in direct emergency living expense payments to \$625 for adults and \$300 for minors**

Municipalities must now consider developing a reserve fund to offset the costs in the event of a disaster, however these changes also come at a time when the Province has reduced the Municipal Sustainability Initiative allotment by 25%. Municipalities must already make difficult financial choices and it may not be feasible to consider a reserve fund at this time. Another download by the Province!!



LET'S GET BUSY!!

Spring is in the air, and for many people across Alberta that means it's time for some "spring cleaning!" While airing out your home, it's important to remember to spring clean your yard when you're tidying up, too!!

Spring means warmer temperatures, and summer is just around the corner. By cleaning up your yard now, you'll be able to enjoy it for the next several months. If it feels like there's a lot to do outside, sometimes the easiest thing is to tackle the obvious messes first. It's important to not leave debris like leaves, sticks etc. in your yard for too long. So, once the snow has melted be sure to pick them up and dispose of them properly. Leaving them on your grass can make it harder for fresh, new grass to come up in the spring, and it may leave your lawn looking patchy or discolored. This also helps minimize allergens, since mold and pollen can collect on fallen leaves. Raking and keeping your lawn cut will help with this.

When you take a look at your yard for the first time this season, don't let yourself feel so overwhelmed. The hardest part is just getting started!!!



WASTE & WATER SERVICES LTD.

4304-Industrial Ave., Onoway, AB

780-967-2118

Organics Update

Standstone will be collecting Organics beginning **May 1**, until **November 1**. The **ORGANICS** cart is for **YARD WASTE** only, as it will be accepted at our local Highway 43 Waste Commission for composting and ground cover. Below is a list of acceptable items to place in the Organics cart.

YES	NO
Grass clippings Leaves Garden clippings Tree prunings & branches (no larger than 2" in diameter) Dirty Cardboard (unwaxed) Dirty Newsprint	Dog feces Cat litter Food scraps Meat scraps Plastic bags Compostable plastic bags

PLEASE NOTE

Any **contaminated carts** will be identified and flagged as contaminants. The contaminated load will be taken directly to Highway 43 Landfill and deposited as **WASTE**, instead of **ORGANICS**. This additional cost will be paid the municipality and may be passed on to the resident.

SUMMER VILLAGE UPDATE: There are changes to what can be composted and recycled. These are changing markets, both in terms of costs but also in what is accepted and not accepted, and the potential costs, should the restrictions not be adhered to, could be significant to both the municipality and the individual landowner. On the May 3rd pickup day, the contractor went around and identified the material in the organics carts. If the material in the organic cart was contaminated (materials not accepted as identified above), a yellow sticker was put on the cart and that cart was disposed of with household waste materials instead of being composted. The disposal of this contaminated material will be an additional charge to the Summer Village of West Cove and not accounted for in our operating budget, therefore, these costs will be charged back to the property owner in future weeks or will be recovered from all property owners.

HAVE YOU RECEIVED YOUR 2021 CENSUS??

We encourage all residents to complete their census questionnaire (online option: www.census.gc.ca). Accurate & complete census data supports programs and services that benefit **our Community!!**

