

# GREEN LAKE & WATCH LAKE RATEPAYER'S NEWSLETTER

representing property owners and tenants within two kilometers of the lakes

SUMMER 1993

## DIRECTORS:

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## PROPERTY PURCHASE TRANSFER TAX

Several leaseholders who purchased their lots have had their transfer tax recalculated based on the recent reassessment of their land plus improvements, even though they paid just for the land.

Some properties' assessments increased 300% and the recalculation runs to hundreds of dollars. All lakes with lease property that was offered for sale to leaseholders are affected. Sheridan Lake was hit hard too. One property there has apparently had a lien placed on it for nonpayment of this additional levy.

Our Ratepayers association is willing to coordinate a group action by those affected. Accordingly, we need the details on who has been reassessed. And we need it now because the 90 day appeal deadlines are fast approaching for several people. Please fill out form 1 on page 6 and return it to a director or mail to Green Lake Area Ratepayers RR#1 S-Q,C-5, 70 Mile House BC V0K 2K0

## EXCESSIVE LEASE FEE INCREASES

Some leaseholders have reported extremely large lease fee increases this year. The reason given by the government representative was "increased administrative costs". We feel these increases are out of line and not justified. Again, we intend to initiate a group action on behalf of affected leaseholders and so need the details. Please fill out form 2 on page 6 if you wish to be involved in this.

## NEWSLETTER DISTRIBUTION

Normally a newsletter only goes out to paid-up members. However, because the concerns we are working on affect everyone, and because we are only a few months old, we are sending this issue to all members and potential members. This is costly (over \$500) and only possible because we already have over 170 members. We have 667 total lots of which 267 are full-time residents. S. Green has 404, N. Green and Watch have 263. If you find the information useful, please consider joining by filling out form 3 on page 6 and sending a cheque for \$10.

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## ANNUAL GENERAL MEETING SATURDAY AUGUST 21 1993

1:30 pm

### At Watch Lake Community Hall

take N. Green L. Rd., stay right at fork to Lone Butte, pass Watch L. Lodge. Watch Lake Community Hall is on the left about one mile after the fork

The annual general meeting of the Green Lake Area Ratepayer's Association is on August 21 at the Watch Lake Community Hall. It is open to all property owners and tenants living within two kilometers of either lake. Membership is \$10/ year per property. Each membership gets one vote.

Agenda items will include updates and answers to any question arising out of this newsletter. There will be no elections (so you are safe!) as they were held at the inaugural meeting last May. To put items on the agenda, call Dennis Tupman. To become a member, send \$10 and form 3 to GLARA (that's us!)

To have a concern acted on by the directors, call any of them and discuss it. **You do not have to wait for a meeting to get action** as the directors meet frequently.

## FENCING THE SOUTH SIDE by Jack Wainwright

One of the resolutions from the inaugural meeting directed us to see what could be done to fence open range cattle out of the south Green Lake residential area.

Jack Wainwright and Linda Caterer formed a subcommittee to undertake this. We sent a few letters, made a few phone calls and at our request, BC Forestry set up a meeting. Attending were Wendy Hayes, Forestry Range Officer; Laverne Cullen, Forestry area technician for Green Lake; Ron Eden, grazing permit holder and Jack and Linda.

The initial meeting established that Forestry was in favor of fencing out the cattle and Ron Eden was too and even agreed that his animals had sufficient access to water without corridors to Green lake. The meeting also noted that there were no funds available for this fencing. Laverne and Ron were to map out the best location for the fence and cost it out. We were to locate where cattleguards were needed to provide recreational access to Crown Land.

The second meeting determined that we needed eight kilometers of fence, one 24' cattleguard (s. of Point Rd on S. Grn Lk Rd); and 7 light duty cattleguards to allow access for RVs on the trails now in general use. The cost was estimated by Forestry at approximately \$36,000 for fence and cattleguards built to their specifications. Exact costs will only be known after tenders have been called. Forestry will undertake to get the right of way, call for tenders, and assume liability. Eden's contribution is a portion of his grazing land and water access for his cattle. Our tasks are to come up with the funds and signatures of property owners wanting this fence.

Important side benefits to fencing out the cattle exist. Apart from solving the problems of pollution in the lake, damaged lawns, frightened children, angry residents, harassed cattle, and harassed Forestry officials and Ranchers, there is more.

We also get a trail along the fence for walkers and RVers which will average over 100 meters (325') BEHIND the off shore properties which gives us a good buffer of crown land. This path will help get the Trailbikers off the road and keep the noise farther away from any dwelling than is possible when they use the S. Green Rd.

This right of way may also be cleared wide enough to act as a firebreak!

## FENCING Cont.

The fence will run from the cross fence west of Nolan L. to the XH Buffalo field then from the SW corner of XH ranch to Green Lake south of Point Rd. A map will be displayed at the General meeting. Access trails are noted on the map. Please let us know if we have missed any general use trails. We have a few months before finalizing our route.

Forestry is now referring the plan throughout Government offices. They say there is much interest in our undertaking. They are also getting the necessary right-of-ways.

We will be talking to the Government agent and anyone else appropriate regarding sources of funding. Call Jack or Linda if you have ideas in this regard. However in the present fiscal climate we do not have high hopes. We have been in touch with the TNRD who will fund the project on a recoverable basis. This seems our best option as the cost to fence these 404 properties out of open range works out to less than \$100 per lot.

Anyone fencing now, knows that the materials alone cost \$.60 /foot not counting gates or cattleguards...and you still have to maintain it yourself. For all that we will get from this, \$100 is a bargain. So, you ask what's the catch?

Well the down side is that the TNRD can not get it in the current budget, but they will include it in the 1994 budget if we get 2/3rds of the property owners representing over 50% of the assessed values requesting it. And, the payback will be a onetime collection at property tax time next year. The deadline for our getting signatures is OCTOBER 31 '93!!!

So, we are starting the process with this Newsletter. If you are in favour of getting this fence built, please fill out form 4 on page 6 and return it to us. DO NOT SEND MONEY. The only charge will be repaying that which TNRD funds us divided by all 404 properties. If we get funds from other sources, the cost per property will be reduced proportionately.

Maintenance would be our responsibility. Our plan is to have our walkers and RVers report damage to a Director who will authorize repairs. TNRD has suggested we bank an initial \$2000 for maintenance and request replenishment when it is spent.

WANT THE FENCE?  
COMPLETE FORM 4 PAGE 6

## FISHERIES REPORT by Dennis Alexander

Is the "greenhouse effect" a new phenomena or does it conform with long term trends and /or climatic variability? Instrumental climatic records are only available for the past 150 years in North America, which is insignificant, geologically speaking.

Researchers, Brian Cumming and John Smol associated with Queens University and U. of Minnesota are seeking the answer by examining skeletal remains of Chironomids from lakes that have high degrees of salinity. As the salinity of a lake fluctuates with climatic conditions, so too do the types of Chironomids and algae that end up layered in the lake bottom ooze. These fossil remains accumulate along with other sediments to form the Marl bottoms of many lakes. The past 10,000 years since the last ice age may represent 5 to 15 meters of sediments,

Drs. Cumming and Smol selected 65 lakes in B.C.'s interior with suitable water characteristics to provide the variation in fossil remains they were seeking. In the 100 Mile area Green, Valentine and Big Lakes were sampled in Feb. & Mar '93 using core sampling equipment designed by Prof. Smol. The researchers, assisted by Cariboo Fisheries section staff Dennis Wilder and volunteer Dennis Alexander (of Green Lake & 100 Mile) did core samplings on each lake where sediments were most likely to be accumulated and undisturbed.

The lakes were also tested for current dissolved oxygen content, alkalinity (pH) and water temperature. Highly alkaline lakes such as Green Lake are not conducive to trout survival. By contrast, these lakes usually have high total dissolved solids in the water which makes them highly productive in terms of food for fish. Fisheries managers are continuing to work at developing stocking methods or alkaline tolerant trout that can take advantage of the banquet these lakes offer.

In the short term, the research being done by Smol and Cummings will probably not provide any answers to the problem faced by Fisheries managers of these lakes. That was not the intent of their research.

Participating in the research was interesting. There is a unique element in observing 100 centuries of matter laid out in rows of cores. Analysis will be shared by several Universities and will take three years to complete.

## FISH RESTOCKING

40,000 Trout fingerlings were released in Watch Lake this spring and 75,000 were released in Green Lake. Survival rate is unknown although residents have reported seeing schools of them.

Is anyone catching fish in Green? Tell a Director and we'll note it in this space. I've only heard of an 8 pounder near the culvert after the ice went out.

## POLLUTION IN GREEN LAKE by Jack Wainwright

Shortly after the lease property explosion in the 60's, people realised that there was no flushing action on Green Lake. No outlet. What went in stayed. The fledgling leaseholders association did excellent work in educating every one to avoid washing and shampooing in the lake. They monitored outhouses and several had to relocate to the legal 100' from the lake. Now with our whole area falling under the Provincial Health Dept. and permits needed for septic fields, etc. the problem should be under control. But it appears it may not. The "grey Economy" given a real boost by the GST, is busy circumventing the taxman and inspectors. Stop Work orders have been issued when people are caught, but many slip by. And, while minor building sans permits is not a life threatening concern, unreported unauthorised septic fields may be. If you have a concern in this regard, call the Health Office or a Director. This is not "tattling". Tattling is where there is no victim and you get someone in trouble for the sake of doing so. But every citizen has a duty and a responsibility to protect people, property and the environment in which we live.

If someone new to the Lake is unthinkingly polluting, tell them gently that they can't do that here because the lake has no outlet. And do remember to tell your guests as well, before your neighbours embarrass them.

WANT TO LET GUESTS KNOW THE  
RULES FOR LAKE USE, WATERSKIING,  
CAMPFIRES, RVing, etc.?  
JUST POST THEM IN THE OUTHOUSE  
OR BATHROOM  
PEOPLE READ EVERYTHING THERE!

## PRESIDENT'S REPORT by Dennis Tupman

The Ratepayers' Association has got off to a busy start. For a young association we have a very large membership which is encouraging to the Board of Directors.

How can you use this organization? What can it do and what can it not do? How can you help us become even more effective?

First of all this is your group. That is, the Board of Directors takes its direction and policy from you, the members. To this extent it is non-partisan and must reflect the broad picture of its membership's interests and needs. Your president must be neutral as far as possible while representing this broad picture. While we may have individual views as board members we as a board have to reflect the wishes of the membership as a whole.

The inaugural meeting elected directors who will ensure that the interests of Watch Lake, North Green and South Green are well represented. And that concept is enshrined in the bylaws.

How can you help us? First of all by joining the Ratepayer's Association. Second, by letting us know what you want, either by attending our meetings, writing us or talking to board members. If you write government agencies on a matter that should be our concern, send us a copy. In other words - get involved. United we stand.....

As I view the board at the moment, it is sincerely concerned about representing the neighbourhood well. There are issues that are dealt with better from a point of collective strength - particularly when dealing with the government. That does not mean that we can fight everyone's battles, but rather we act together with you in a supportive way when the issue fits in with the direction that the general membership clearly sets.

A word about effective ways of making your points to a meeting or in lobbying for a particular cause you might have. First of all please respect others opinions. Meetings should be trustful places where everyone feels free and safe to express personal views. That is why we have Roberts' Rules of Order. In the long run we will have a better community if it is built on respect of the rights and opinions of others.

I am enjoying working with such a stimulating and dedicated group of directors.

## TREASURER'S REPORT as of June 30 1993

by Marie Jarrett, Treasurer

PAID MEMBERSHIPS: 163

DUES RECEIVED: \$1650 ( discrepancy is due to people owning two lots or have two dwellings on one lot and want two newsletters).

DISBURSEMENTS: \$458 (includes registering under the societies act, photocopying and mailing of notices)

CASH ON HAND \$12

BANK BALANCE \$1179

(balances when cents are added in)

(as of July 4, membership was 171 and growing)

## DATA BASE by Jack Wainwright

We now have a completely up-to-date data base of mailing addresses, legal descriptions and fire numbers thanks to the herculean efforts of Marie Jarrett and Fred Kuyek. The program allows us to generate mailing labels, cross reference and fill in missing data on any forms you send us.

In an emergency like a break-in or wind damage, we can relay messages to absentee owners. But it is a better idea to let neighbours know how to get in touch with you. Even though we don't have an official neighbourhood watch program, it is amazing the way it is working so informally. It pays to have (and to be) a good neighbour. Right?

## DEFINITION OF A LEGAL FENCE by Forestry

Between posts 24' max.

Bottom wire from ground 14" max.

No less than 9" between 1st & 2nd wires

No less than 9" between 2nd & 3rd wires

3rd wire 32" minimum above ground

11" max. between other wires

Fence must be 5 strand and at least 52 " high and be laced with wooden or metal supports not more than 6' apart between posts.

OUR SIGNS are up thanks to Ruth Tupman and the generous discount by Michele Henry of Backroad Signs, 100 Mile. We paid only for the materials.

TNRD plans to do a study of Green Lake water this summer. CRD is also interested in the results

## SANITARY SEWERS by Del Hustwait

At the inaugural meeting there was an individual request regarding the chance of our jetting sewers and although it was not an official motion, we did some research as follows.

Regarding the feasibility of sanitary sewers for our area, I called Mr. Joe McGowan, Water Dept. Cariboo Regional District, Williams Lake, June 9th 1993. Joe states that the last study done was for Dog Creek and the cost at that time was a minimum of \$10,000 per lot.

His number there is 1-800-665-1636 if anyone would like to pursue this matter further.

## RUMORS, RUMORS, RUMORS!

It may be that a major accomplishment of this Ratepayer's group will be to lay rumors to rest by publishing the facts. For instance recently someone said that 75,000 vehicles used Sunset Campsite last year. Art Watson who oversees the Parks reports that the automatic counter recorded 6640 vehicles in 1991 and 7664 in 1992. Those figures include all the Parks service vehicles, people getting water, boat launchers and those just checking the place out...as well as the campers and picnickers. Art also reports that the Parks' Campsites had under 50% occupancy last year.

## EDITOR'S OBSERVATIONS by Jack Wainwright

We staked our first property on Green Lake in the "Land Rush" about 1962. Now we have retired and are fulltime residents here. We have seen lots of changes over the years, most for the better, and that's called progress. Our neighbours have always been approachable and respectful of our needs as we have of theirs. The problems of occasional all night parties, loud trailbikes or inconsiderate watercraft users are more often as not renters or "guests". The owners have always been reasonable when approached.

We have always felt that the lake was big enough to accommodate any activity. Waterskiers, windsurfers, sailboaters, paddlers, fishers and swimmers can easily co-exist here as long as courtesy and common sense prevail. In San Diego they have designated areas for each activity and here many lakes have restrictions. I would dislike to see regulations of that sort on Green. People are requesting more visibility from the police boat in Green Lake, that may help, but

really, if every owner told his guests the "rules", we would not need the police boat.

A real general concern is the ski-boat operators who pilot their craft along the shoreline disturbing the activities of others and making it difficult or dangerous for fellow skiers, especially the novices. The law says you can't speed in swimming areas. Stay 300' off-shore (shotgun range!). Better still use the middle of the lake.

Experienced skiers use the rules learned in crowded waters: Start by heading straight out to deep water (where you have more maneuverability). Land by coming in at 45 degrees and swinging in the skier so that the boat stays as far out as possible. If anyone has a good set of waterski rules and practices, and would give me a copy, we would get them out in a newsletter for general posting.

Watch Lake doesn't have the problem because they are posted for a maximum of 8 mph. How is that monitored?

We have a lot of retired folk residing here and we have younger ones still trying to scabble a living. We can co-exist. We need the services the workers provide. We appreciate the break in paying travel time for tradesmen. The workers need us oldsters with the loot to hire them. We all appreciate the recreation opportunities, the quiet lifestyle and the challenges of Cariboo living.

Respect is the word, right? and staying out of shotgun range helps, too!

## WATER QUALITY REPORT by Terry Burt

The provincial Health Dept. no longer tests the potability of our lakes as a routine. Individuals or our association now have to pay for it. If anyone has tested either Green or Watch Lakes for potability, we would appreciate a copy of the results. If you have problems with any water that may affect others, please call us immediately.

The Provincial Parks tests the water at Emerald Bay for swimming safety during the summer months. The coliform counts summarize as follows: (under 200 ppm is OK for swimming).  
1975 through 1987 the average was 4.8 ppm  
1988 no report  
1989 through 1991 the average was 25.9 ppm  
1992 not available

**FORM 1. PROPERTY TRANSFER TAX COMPLAINT**

please print legibly: name of registered owner \_\_\_\_\_ signature \_\_\_\_\_

legal description of property \_\_\_\_\_ fire number \_\_\_\_\_

date of purchase \_\_\_\_\_ purchase price \_\_\_\_\_ PP tax paid \_\_\_\_\_

date of reassessment \_\_\_\_\_ value of reassessment \_\_\_\_\_ PP Tax increase \_\_\_\_\_

% PPTax increase \_\_\_\_\_

mailing address in full \_\_\_\_\_ home phone \_\_\_\_\_ work phone \_\_\_\_\_ fax if available \_\_\_\_\_

comments...send an attached note if you have further thoughts, would like to be on the committee, etc.

Mail to: Green Lake Area Ratepayers Assoc.; RR#1, Site Q, Comp. 5; 70 Mile House B.C. V0K 2K0

**FORM 2. EXCESSIVE LEASE FEE INCREASE**

name of leaseholder \_\_\_\_\_ signature \_\_\_\_\_

legal description of property \_\_\_\_\_ fire number \_\_\_\_\_

assessment: land \_\_\_\_\_ improvements \_\_\_\_\_ 1992 lease fee \_\_\_\_\_ 1993 lease fee \_\_\_\_\_ % increase \_\_\_\_\_

mailing address in full \_\_\_\_\_ home phone \_\_\_\_\_ work phone \_\_\_\_\_ fax? \_\_\_\_\_

comments...send an attached note if you have further thoughts, would like to be active on the committee, etc.

Mail to: Green Lake Area Ratepayers Assoc.; RR#1, Site Q, Comp. 5; 70 Mile House B.C. V0K 2K0

**FORM 3. MEMBERSHIP APPLICATION**

name of member applying (one per lot) \_\_\_\_\_ signature \_\_\_\_\_

legal description of property \_\_\_\_\_ fire number & street \_\_\_\_\_

full mailing address (one newsletter per membership) \_\_\_\_\_

home phone \_\_\_\_\_ lake phone? \_\_\_\_\_ work phone? \_\_\_\_\_ fax number available? \_\_\_\_\_ is \$10 cheque enclosed? \_\_\_\_\_

**FORM 4 SOUTH GREEN LAKE FENCE PROPOSAL**

Please include my name as in favour of the fencing of S. Green Lake residential area. I understand that the cost will be recovered on our taxes and will probably be under \$100.

name of taxpayer for this property \_\_\_\_\_ signature \_\_\_\_\_

legal description of property and/or \_\_\_\_\_ fire number \_\_\_\_\_ date of submission \_\_\_\_\_ most recent assessment \$ \_\_\_\_\_

Mail to: Green Lake Area Ratepayers Assoc.; RR#1, Site Q, Comp. 5; 70 Mile House B.C. V0K 2K0

COMPLETE THIS FORM IF YOU WISH TO BE PART OF ANY GROUP ACTION WE MIGHT INITIATE. All information given is confidential, will go only to the committee involved and will not be published.

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TO BECOME A MEMBER OF THE GREEN LAKE AREA RATEPAYERS ASSOC. Complete this form and send a **cheque for \$10** to the Association. Forget whether you already joined? Check the mailing label. Members have M after their name. Receipts will not be mailed out, but may be picked up at the meeting

Complete this form if you are in favour of fencing the cattle out of the South Green Lake residential area as outlined on page two of this newsletter. **DO NOT SEND ANY MONEY**