

# GREEN LAKE & WATCH LAKE RATEPAYER'S NEWSLETTER

**SUMMER 1994**

*representing property owners and tenants within two kilometers of the lakes*

**DIRECTORS:**

RR#1, SITE Q, COMP. 5, 70 MILE HOUSE B.C. V0K 2K0 pres. Dennis Tupman 456 2302 v.p. & Newsletter Jack Wainwright 456 2256 sect. Robin Rusaw 456 7707 treas. Marie Jarrett 456 2230	Dennis Alexander (S) 456 7478 Terry Burt (W) 456 7572 Linda Caterer (S) 456 7526 Bev Felske (S) 1-942 4603	Del Hustwait (N) 456 7313 Fred Kuyek (S) 456 2230 Irvine Lenz (N) 456 7504
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**HIGHLIGHTS OF THE GENERAL MEETING  
of May 21 1994**

- Newsletter: Two Newsletters were sent to all property owners (752 copies each mailing). The increase in membership each time more than paid for the issues. One mailing was made to members only.
- Membership stands at 343 with 113 paid for more than one year. Major expense is the Newsletter.
- A letter was received designating 65 acres of Olsens Butte as a Park Reserve. And Ethyl Fouchier was named citizen of the year by 100 Mile for her efforts in getting this.
- Water quality of both lakes will be tested free every two weeks this summer.
- Much concern was voiced regarding pesticides and fertilizers from gardens, soap from those washing in the lake and cattle defecating in the lake all leading to degradation of water quality. All members are requested to remind those that forget.
- Directors are to investigate how we can get out of the open range classification.
- Assessment appeal process is flawed. It pits neighbour against neighbour instead of addressing the assessment errors. Information from a very informed source encouraged everyone to file at the Court of Appeal and not to give up or despair. It was noted that the notion of taxes not increasing just because the assessment increased was valid only if all assessments went up evenly. Ours went up disproportionately and is reflected in our increased taxes even though the tax rate actually fell. Lease fees based on 5% of land assessments are astronomical.

• If beavers are a nuisance, residents can get a permit to have them removed. Peter Marsh can trap them if called on after residents get the necessary permits.

- Send Newsletter items to Jack Wainwright, editor  
c/o GLARA (see address below)
- Your membership status is on your mailing label. To join send your name, address and \$10 annual fee to Marie Jarrett, treasurer  
c/o GLARA RR1, Site Q, Comp. 5  
70 Mile House BC V0K 2K0

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- BUILDING NESTING BOXES FOR OUR BIRDS
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- FINANCIAL REPORT FOR FIRST YEAR
- SECOND NOTICE FOR ANNUAL GENERAL MEETING AND ELECTION OF OFFICERS
- 1994 ASSESSMENTS AND TAXES... more ammo fight on.
- GREENBELT POSITION PAPER
- and more good stuff so read on!

**NOTICE OF GENERAL MEETING  
SATURDAY JULY 30 1994  
2:00 PM**

**WATCH LAKE COMMUNITY HALL**  
(Go to the SGLVFD garage and bake sale at 11 am then after lunch do your civic duty at our AGM)

- Agenda includes updates on fish, water quality, assessments, Greenbelt, and more.
- Election of officers...to have your name included on the slate call Dennis Tupman. Nominations will also be taken from the floor.
- To place topics on the agenda, call Dennis Tupman

**PLEASE SUPPORT YOUR DIRECTORS  
BY ATTENDING THIS MEETING**

GLARA Statement of Revenue and Expenses for year ending Apr. 30/94	
Revenue: Bank Interest	4.17
Membership dues	4586.00.....\$4590.17
Expenses: Bank Charges	28.33
Postage	1013.45
Miscellaneous	197.08
Hall rental	25.00
Photocopies	767.08
Telephone & Fax	164.45
Registration & constitution	123.25
Advertising	179.63.....\$2,498.27
Cash Balances: Petty Cash	17.10
Bank Account 2074.80.....total.....	\$2091.90



## BUREAUCRATS AND COMMITTEES

Those of us who say you can "fight City Hall" often have a professional background steeped in such infighting. We must always remember that rules and laws were made by people and can be changed by people. We must give our advocates all the support and facts they need to plead our case. And if it is important to us, we must never quit.

It is also important to realise that a successful person in public service or in large companies is too often one who does not make mistakes, covers his mistakes, or shifts the blame. Such a person is a "teflon executive" (nothing sticks to him) and is by definition a bureaucrat. Most bureaucrats avoid mistakes by creating committees that can be blamed and which are often structured to not succeed in their task. Not all public service officers are bureaucrats, but the greater number are as the risk takers are too often looked upon as liabilities and not promoted.

With these beliefs in mind, GLARA directors have declined to be part of the committee/ endless meetings process of groups such as CORE, Lake Classification and anything else like that. We will make our position known, make it obvious that we speak from the strength of numbers and that we will become annoyingly and embarrassingly active should any decision affecting us be made contrary to our position.

Our first position paper outlines our thoughts regarding our Greenbelt. It has been circulated to members, approved by directors (93-09-22) and ratified by members at the general meeting 94-05-21. It is reproduced in its final form again in this newsletter.

Our representatives have distributed it to the appropriate committees. It is our belief that bureaucrats alert to our wishes will not incur our wrath by, for instance, clear cutting to the lakeshore, or even within our self-designated Greenbelt area.

## MEMBERS ARE EMPOWERED

It is our goal to give all members the most relevant correct facts available and the information on who to phone when you have concerns. We will give you the ammunition but it is up to you to pull the trigger. The directors see their role as researchers, coordinators and representatives on issues affecting the majority of members. The directors do not see themselves as mediators for individual concerns.

Open Range problems? call Forestry 395 7800  
Zoning concerns call CRD (N. & Watch) 395 3838  
or TNRD (south) 1-372 9336  
Road hazards call (toll free 24 hr.) 1-800 667 9575  
Locked gates on trails call Forestry 395 7800  
Please let a director know anytime you make a complaint call so we can coordinate actions.

## 1994 ASSESSMENTS

Most Green Lake waterfrontage owners filed an appeal to the Court of Revision. Some got reductions, most did not. Some who did not appeal have been re-appraised and increased as much as \$20,000. Many have now gone the next step of filing an appeal with the Court of Appeal. This court has just started on 1994 appeals and they expect the process may last well into 1995.

We are unable by law to make representation for everyone as a group action. You have to do your own appealing, but we can give you the ammunition. A previous newsletter gave the data the BC Assessment Authority supposedly used to arrive at 85% increased land assessments for Green Lake waterfrontage. Some private lot sales were not available to the BCAA but they are now and they support our analysis that \$60,000 is nearer the actual value for Green Lake waterfront lots as of July 1 1993.

These sales were all J Bar T lots sold in 1993. An adjacent lot assessed at \$99,000 has had its assessment reduced as a result of this data.

lot #40492.564 sold Jan. 1993 for \$55,000

lot #40492.567 sold Jan. 1993 for \$52,000

lot #40492.571 sold Mar. 1993 for \$54,000

listed for sale but still unsold as of July 1 1993 are:  
lot #5 @ \$62,000 and #.567 up for resale @ \$69,000

I (Jack W.) spent 1.5 hours with the court of re-appraisal and so did Ken Greenwood with hopes of an overall relook by BCAA but we got no tangible results.

The arrogance of BCAA contributed to the feeling that the C. of Revision was just so much window dressing. At one point an assessor got up saying he did not want to take down the map again, but he did and there under the map was their quarterly breakdown of water frontage sales in South Cariboo. They indicated a general value increase of 49% from July 1992 to July 1993. When asked what multiplier BCAA used for Green Lake they said they consider Green to be more desirable and so they used a multiplier of 85%. When asked for their breakdown of sales figures supporting such an increase, they said **they did not have enough sales to be statistically significant!** Good luck and keep fighting.

## FISH TALES

It was reported that another 100,000 Kokanee were released into Green this spring. Residents report seeing schools of "large silvery fish". Some say the Kokanee are spawning on the gravel beaches. The biggest fish caught in the recent Watch Lake /Green Lake derby was a 2lb 5 3/4 oz. Kokanee....out of Green Lake! Of the 187 entrants, 132 weighed-in fish, most out of Watch and around the one pound size. Winner Edward Hiltz got a BC Rail pass and binoculars. Second prize



GREEN LAKE AREA RATEPAYERS' ASSOCIATION  
RR1 Site Q Comp 5, 70 Mile House BC, V0K 2K0

GREENBELT POSITION STATEMENT

The Green Lake Area Ratepayers' Association represents property owners and tenants living within two kilometers of Green lake or Watch lake. One mandate of our association is to preserve the quality of life and recreation in the Green and Watch lakes area. Our members are increasingly more alarmed at the loss of animal habitat and recreation trails as more and more Crown land is sold, cleared and fenced. There is an expressed concern that wildlife habitat is diminishing or changing rapidly. There are many annoyed residents who are angry over locked gates and land posted "No Trespassing" where there used to be unimpeded access. There is concern that the economy of the area will suffer if the resources are not managed at a sustainable level.

GREENBELT DEFINITION

We define "Greenbelt" as an area where the natural ecology and habitat are so little disturbed that the indigenous wildlife persist and can tolerate minimal intrusions for commercial and recreational activities

SCOPE OF GREENBELT

Our goal is to achieve and maintain a greenbelt two kilometers deep around Green and Watch Lakes. Initially this should encompass all public lands including Crown land and Park land. Private land owners will be encouraged to continue the concept voluntarily on their lands by maintaining habitat and permitting access.

ECONOMIC IMPACT

The establishment of such a Greenbelt around Green and Watch Lakes should have little negative impact on the present economy of the area as no present activities need be curtailed. Cattle grazing permits under the current system appear to be in keeping with our definition of a Greenbelt. Other minimally intrusive activities including hiking, skiing, riding, snowmobiling, hunting and trapping also are acceptable. Logging while destructive as large clear-cuts can be compatible if it done in such a way that habitats are maintained.

The long term economic impact is positive. Those earning income from the Greenbelt area now will continue to do so in the future. As our area takes in more income from tourism, our Greenbelt with its system of recreation trails for public use will be seen as having enhanced the recreational options and commercial opportunities for everyone.

Approved by GLARA Directors 1993-09-22;  
Ratified by members 1994-05-21.

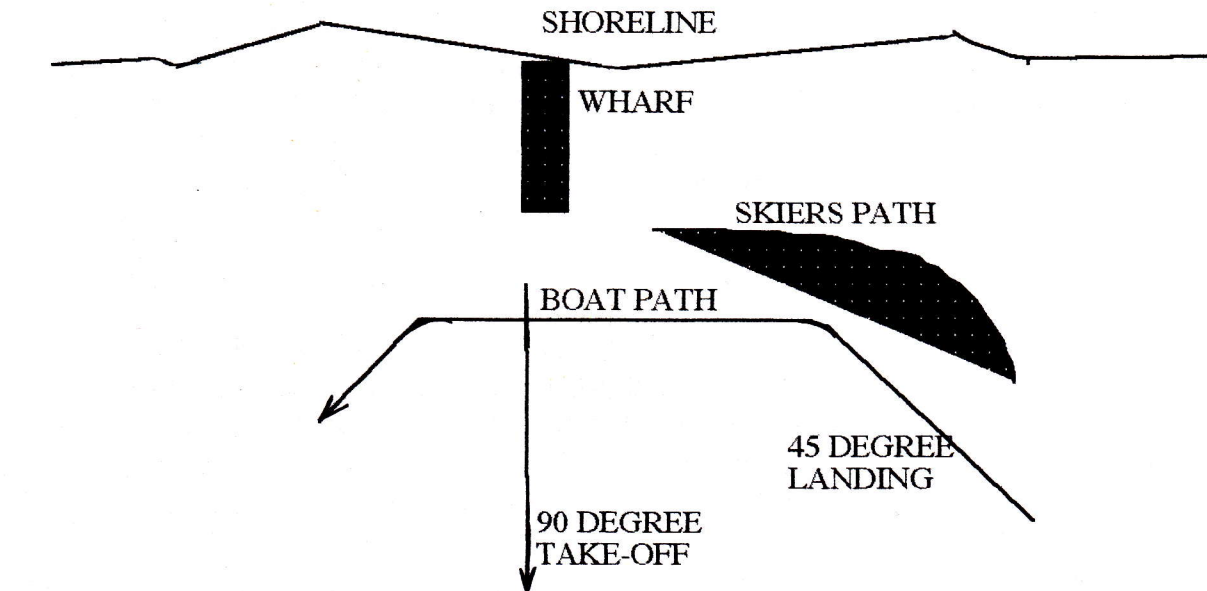
WATERSKIING REGULATIONS:

1. SKIER MUST WEAR AN APPROVED PERSONAL FLOTATION DEVICE
2. BOAT MUST BE PILOTED BY A RESPONSIBLE PERSON
3. SKIER MUST BE WATCHED BY A SECOND RESPONSIBLE PERSON ON BOARD
4. AN APPROVED LIFE JACKET MUST BE AVAILABLE FOR EACH PERSON IN THE BOAT
5. EXCEPT FOR ACTUAL TAKE-OFF AND LANDING, THE SKIER MUST BE AT LEAST 300 FEET OFF SHORE
6. NIGHT SKIING IS NOT ALLOWED.

ACCEPTED PRACTICE:

IN THE INTERESTS OF SAFETY AND COMMON COURTESY WATERSKIERS SHOULD SKI IN THE MIDDLE OF THE LAKE AND CONCEDE THE SHALLOWER WATERS TO SWIMMERS, PADDLERS AND OTHER SKIERS TAKING OFF OR LANDING.

TAKE-OFFS SHOULD BE AT 90 DEGREES TO THE SHORELINE  
LANDINGS SHOULD BE AT 45 DEGREES WITH THE BOAT STAYING FAR ENOUGH OFF-SHORE SO THAT THE SKIER CAN SWING IN OVER THE WAKE AND LAND PARALLEL TO SHORE. SKIERS SHOULD NEVER TRY TO LAND ON THE BEACH OR WHARF.



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278-5TH STREET, 100 MILE HOUSE - 395-2799



## CARIBOO GARDENING TIPS

I have always gardened in Vancouver where the long frost free season lets you grow just about anything. Now that we are spending most of our time here at Green Lake I naturally want to garden. When I visited Lil's Nursery on Katchmar Road and enquired as to what tree fruits might grow here I was asked why I moved to Green Lake if I wanted to garden. I mumbled some brave reply like "I enjoy a challenge". I was then told I had chosen the right place for a gardening challenge. Several tree fruits will bear in 100 Mile, but almost none will bear at Green Lake I get the impression that that little change of altitude is crucial. Years ago I recall reading an agricultural pamphlet noting that one kind of Crab Apple might bear but that Cariboo gardeners would do better sticking to Raspberries.

There are no better sources of gardening tips than the people who are successful. I started asking for advice and the names of Dennis and Lil Alexander kept cropping up. So, Elise and I spent this morning scrutinizing their garden and asking every question we could think of. Dennis has been working the same piece of ground for 15 years now and it is very nice soil.

Question: Dennis, my soil is compacted clay. How did you get such nice soil?

Answer: Our soil was clay too. We hauled in some muck soil from ponds during a dry spell, but mostly it was old sawdust that changed the texture. In the beginning our garden was 50% sawdust but that has broken down now and we just maintain it with compost.

Q. Do you use fertilizers?

A. No, we compost all kitchen scraps and grass cuttings and till that in each year.

Q. Do you compost the pine needles and Aspen leaves, too?

A No. I have found that something in them seems to resist composting and inhibits plant growth.

Q. What about manure?

A. I have been using horse manure experimentally in the greenhouse but not outside. People do pick up the cow pies and toss a few into a 45 gal. drum of water to make a nutritious weekly treat for their crops, which seems like a good idea.

Q. Your garden seems so far along and mine is struggling, when did you plant?

A. Well, we planted early this year, about May 15. Normally we would wait until the long May weekend but Katy Boyd who is a good gardener uses the Aspens as her guide. She plants when the Aspens leaf out. They were early this year so we planted early too. So far it seems to have worked.

Q. Did you seed everything directly?

A. No, we started many plants such as Zucchini, squash, cabbage and lettuce in the house and transplanted them. The hardier ones like peas or the root crops such as beets, carrots, parsnips and turnips were seeded directly.

Q. You have a permanent plastic cover that will protect your bush beans. Do you always plant them in the same place or do you rotate your crops?

A. The beans and potatoes are always in the same place, which means almost everything else is too. Those six rows of potatoes have produced up to 1200 lbs.. Last year they gave us 900 lbs. so repeat planting does not seem to have affected our yield.

Q. How do you protect your garden from early frosts?

A. The frost tolerant ones I just spray with water in the evening and that seems to increase their tolerance. The sensitive ones like beans and squash I cover with a plastic sheet which seems to keep enough heat in to ward off light frosts. I have kept a log over the years and have come to the conclusion that we have about a 60 day frost free growing season at Green Lake although that seems to vary with the proximity to the lake. The off shore lots seem to get killing frosts earlier. I think the fogs and warmer lake air make a bit of a difference to lake shore gardens.

Q. I notice that you use raised beds throughout your garden. How does that help?

A. I have read and my own observations concur that raised beds warm up earlier in the spring and plants just generally do better in them. I think just about every gardener around the lake uses raised beds.



Q. What is the most important thing you do?

A. I keep the soil wet. The dry climate we have here really inhibits plant growth. The secret to producing lush raspberries and strawberries like these is to give them the kind of moisture they get on the coast. Even when we get showers, that seems to be not enough because if you scratch below the surface you will find it quite dry.

Q. Do you irrigate with lake water?

A. I had a lake water irrigation system in place but the ice took it out. Since then I have been using well water and I don't seem to find a difference.

Q. I was told that the well water is too cold and shocks the plants.

A. That's true I guess, but I water when it is cool and lake water drawn from any depth is also cold so as I say, I have not noticed a difference.

Q. Do you use lime or wood ashes?

A. No, I just use compost. Lime and ashes I believe contribute to scab on potatoes and we are getting good results without using them.

Q. Do you use pesticides?

A. No. I tried some companion plant plantings that were supposed to ward off harmful bugs, but I could see no difference between them and those without companion plants. I just have not had a problem with plant disease and insects. The worst has been the wasps when the raspberries are ripe.

Q. That's a great lifesize scarecrow and I think it is better dressed than I am when I'm gardening.

A. Yes, that is there to deter the deer. They bound over my five foot fence as if it did not exist and head straight for my strawberries, but they become wary when they see it and then their ears apparently pick up the radio in the greenhouse and they head back the way they came. So far it is working. The fluttering flagging tape may help too.

Q. You have a radio on all the time in your greenhouse? Tell me do your tomatoes respond better to Country or Rock?

A. ...no answer

Q. Is there anything you cannot grow in your vegetable garden?

A. Oh yes. As I said I figure we have about a 60 day frost free growing season, so all the varieties I choose aim at that figure. I have given up on corn. Tomatoes I now just grow in the greenhouse and cucumbers too, although I am experimenting again by putting one of the containers in the garden and leaving three in the greenhouse.

Q. Do your raspberries and strawberries winter over and do you do anything special like mulch them.?

A. The raspberries are hardy and never seem to suffer ill effects from cold weather. On the other hand it has taken me 12 years to find strawberries that would winter over. Every year I would plant new ones and few survived. Out of a dozen everbearing three survived and thrived. All my strawberries and those of many of my neighbours owe their origins to those three plants. Rhubarb does well at Green Lake. I let the snow act as mulch.

Q. I notice you have taken down most of your tall trees.

A. Yes, between the driveway, parking area, septic field, new hydro line and the garden's need for sunlight, the big trees had to go, but I have planted a lot of spruce, pine and firs which are giving us good low level visual screens. I have also pruned them to keep them under control.

Q Well that covers all I can think of for vegetables, but I am also impressed with your flowers.

A. Yes, well I am not really a flower gardener. Anything growing here is pretty much on its own. The Delphiniums do well as do the Columbines. The peonies struggle but survive and bloom. A package of wildflower seeds provided some that return every year. You can see that the poppies and pansies self seed. Sweet William and Pinks flower, too.

Well thanks Dennis. I'll now muck about in my garden with new insights. I have found that Lilacs also do well and so far my petunias and snapdragons make me proud. I hear honeysuckle does well too and attracts the Hummers. Maybe in a future article we can learn more about building a root cellar and winter storage of fruits and vegetables. I was impressed when you told me you finished the last of your fresh tomatoes in March!



## THIS ONE'S FOR THE BIRDS.

One of life's little enjoyments is watching our local birds. Study the same few over and over and you can actually see different personalities emerge. In order to keep them around, many people keep feeders full of seeds and put out suet balls. Many have erected bird houses as well.

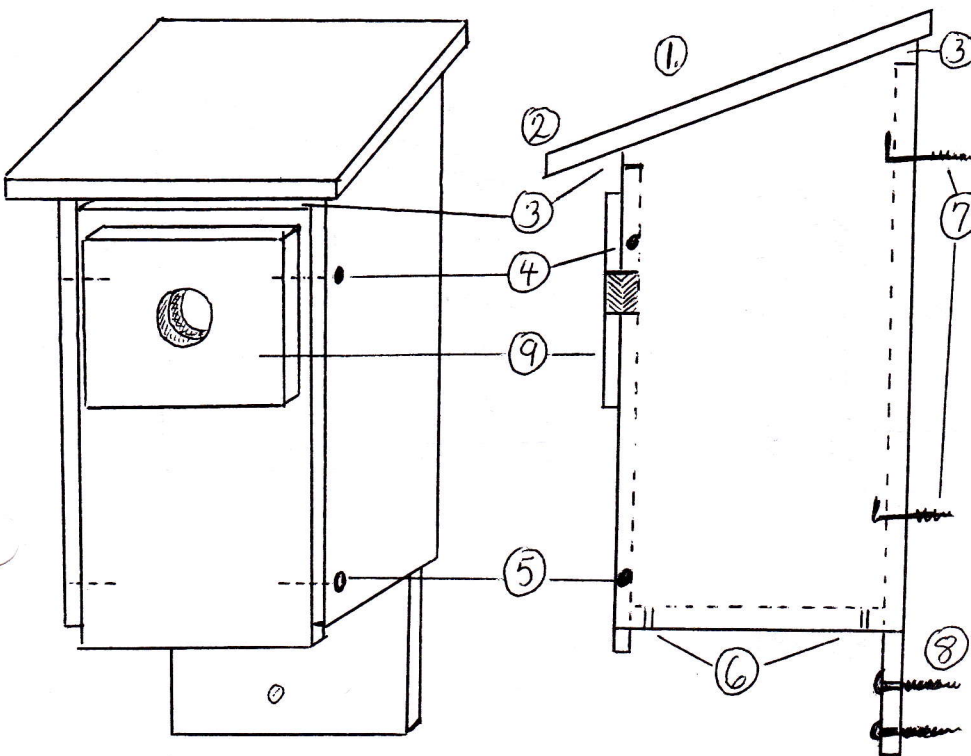
In our area nesting boxes are used by Tree Swallows, Wrens, Chickadees, Nuthatches, Ruddy Ducks, Goldeneye Ducks, Western Bluebirds, Flickers, Downy and Hairy Woodpeckers and Sapsuckers. Robins will utilize nesting platforms. The boxes vary in size according to the species being attracted, but there are common considerations for all of them.

All bird nesting boxes must be constructed and mounted in such a way that they are visible to the birds and protected from predators such as squirrels and crows. The boxes must remain dry inside and have ventilation to counter the heat of direct sunlight. Healthier birds come from boxes that are cleaned of old nesting material after each brood. In order to facilitate cleaning many people mount the boxes so they can be removed easily, however such mountings must be secure enough to survive winds and predators. Mounting locations should be in low traffic areas and away from feeders. Avoid providing perches as the nesting birds do not need them and they just aid predators.

BIRD	FLOOR INTERIOR	ENTRANCE OPENING SIZE	ENTRANCE HT. ABOVE FLOOR	MOUNTING HEIGHT
Tree Swallow	4"x4"	1 3/8"	4" to 6"	6' to 20' near woods
Chickadee	4"x4"	1 1/8"	4" to 6"	6' to 10' near woods
Nuthatch	4"x4"	1 1/4"	6" to 8"	10' to 20' near woods
Screech Owl	8"x8"	3"	9" to 12"	10' to 20' near woods
Ducks	12"x12"	4"	10" to 18"	8' to 20' near water
Western Bluebird	5"x5"	1 1/2"	6" to 7"	4' to 6' open fields
Flickers	7"x7"	2 1/2"	10" to 20"	10' to 20' in woods
Downy Woodpecker	4"x4"	1 1/2"	8" to 12"	10' to 20' in woods

You can be as creative as you like as long as you meet the interior requirements. The boxes may be left to weather or be painted in dull colours. Any kind of untreated wood can be used but finished thickness should be at least 1/2" to provide insulation. Either hinge the front to facilitate cleaning or make the roof removable. Secure the part that opens with a screw or nail in a drilled hole.

The following is a proven design provided by Joe Sadowski on Fox Crescent. Joe is known as Mr. Birdhouse in the lower mainland and has been credited with personally building or inspiring others to build tens of thousands of bird houses. After cleaning, Joe starts his boxes with 1/2" of clean chainsaw chips. He recommends that old dirty houses be disinfected by immersing them briefly in a bleach solution at the end of the season.

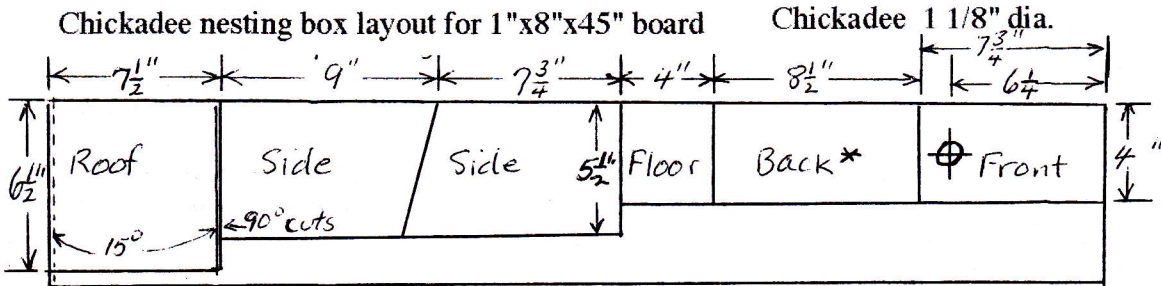
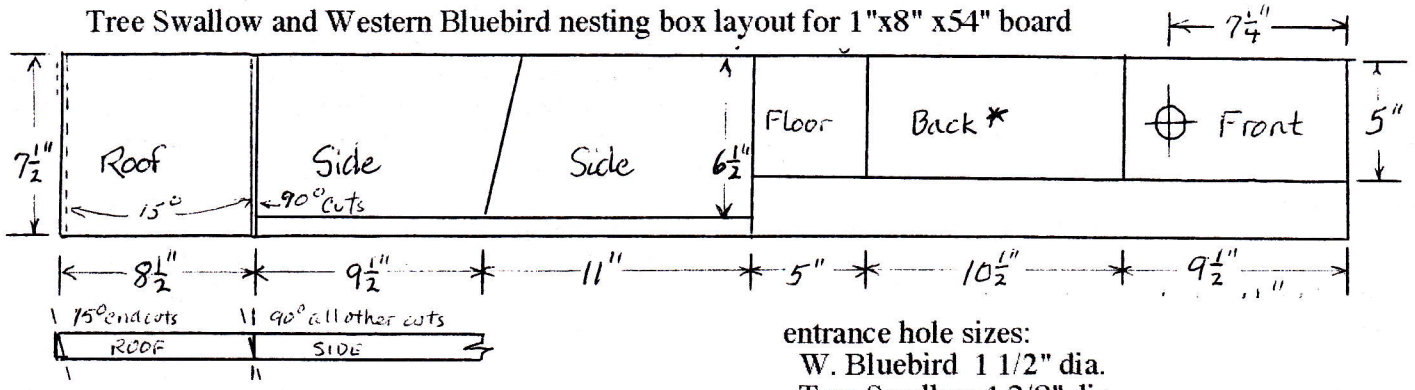


1. 15° roof slope.
2. roof overhang 1/2" to 1" front and sides, 1/4" at back.
3. leave 3/8" ventilation space above front and back panels.
4. front panel pivots to open on two nails above entrance hole.
5. front is temporarily secured with nails pushed into drilled holes.
6. drill 1/4" drain holes in floor near corners.
7. back panel may be "keyholed" to permit mounting on hooks or common nails or
8. back may be extended so secure mounting may be made below the floor.
9. an optional predator guard of the same material may be mounted on the front to double the depth of the entrance which will thwart crows from raiding the nest.



Because human activities such as clearing land and cleaning up snags has limited the available nesting sites for those birds that use old woodpecker holes, birdboxes are essential to maintaining the species. All of these birds are insect eaters too so it makes sense to propagate them. Bluebirds especially have suffered as their habitat is open grasslands where nest sites have been always in short supply and in many areas their available nests are pre-empted by starlings that nest earlier in the season.

Bluebird nest boxes mounted on fence posts every hundred yards near open fields will be well used. Five or more Bluebird boxes in an area constitutes a "Bluebird Trail". Boxes mounted at eye level can be regularly inspected with a penlight and a mechanics mirror. Construction of Bluebird trails is being encouraged all over North America.



\* back may be longer for mounting below the floor

Robin nesting platforms are similar to boxes with the front removed and the sides cut back. Make the floor about 8x8 and the floor to roof space only 6". The overhanging roof is necessary to stop marauding crows. Mount the nest platform out of reach of squirrels and crows. Many mount it on their house using the house eaves as the roof. Some swallows will also use such a nesting platform.

