



THE GREEN WATCH

The Green Lake Area (Cariboo) Ratepayers' Association News Letter

Representing property owners and tenants within two kilometers of Watch and Green Lakes

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FALL 2004 EDITION

FROM YOUR EDITOR

They say that time flies when you are having fun! Well we must be having a "ball", as we sit here and wonder what happened to spring, summer, and fall. I guess when one lives in the beautiful Green/Watch lake area; the passing of time gets lost in the beauty of the land!

Your GLARA board met recently to review all that has happened since the Annual General Meeting in August and, before a number of Officers and Directors head for southern retreats. It was agreed that it would be timely to issue a fall newsletter to provide some insight into the activities of your Ratepayers' Association.

It was also agreed that this issue would be mailed to all Green/Watch Lake residents. We understand that good communication removes a lot of questions and we hope this newsletter helps you better understand GLARA's role in our community, the priorities that GLARA is currently addressing, and prompts you, if you are not already a member, to join GLARA now!

As you may recall, GLARA operated in 2003 with a rotating chair. Three Directors took a 4-month stint each and it worked very well. No doubt, it was a learning curve for each Director. In addition, new ideas and energy were evident throughout the year. Many thanks to Joanne Macaluso,

Gordon Labinsky, and Allan Boyd for their participation in the rotating chair program. Each of you did an outstanding job and your efforts are very much appreciated by GLARA members.

Our area was very busy throughout the spring, summer, and fall seasons. Many residents commented on the increased number of visitors enjoying our area. The wonderful weather in the early part of summer attracted large numbers of tourists and summer residents were here in larger numbers. Although late summer was a bit wet at times, it did not appear to dampen the enthusiasm of visitors and residents alike, who were all our taking full advantage of our outdoor paradise.

Both Green and Watch Lakes were near the top of the BC "hot" list for rural real estate transactions this summer. Many waterfront and off-shore properties were bought and sold and one does not have to look far to find another new home under construction. As we have discussed in previous issues, with the coming Baby Boomer retirement influx and the desirability of our region increased settlement here is coming. It carries with it, many different pressures on land values, taxation, housing development, tourism facilities, etc. Your GLARA board feels a responsibility to understand what these pressures will be, how they could impact those

of us who live here, and to inform our members, plus seek your advise and direction as to how you think GLARA should respond. Later in this newsletter, you will find space provided for you to provide us with your views and ideas. Please take the time write down your thoughts and return them to us.

At the 2004 Annual General Meeting, an election of Officers took place. Mr. Allan Boyd allowed his name to stand for President, Joanne Macaluso stays on as a Director, and Jack Keough has been elected as a new Director. Joyce Dyck has accepted secretarial responsibilities, Marie Kuyek continues as Treasurer and Membership, Fred Kuyek continues in charge of water testing and Gordon Labinsky remains as Green Belt Chairperson. Completing the Board are Directors are Jim Klenk, Robin Rusaw, Dennis Tupman, Denis Read and Past President, Dave Claxton.

Allan Boyd brings plenty of experience to the table and a very strong and committed Board supports him. Congratulations to the new Board and many thanks for your past and future contributions.

Gloria, Old Fraser, and I will be heading for Arizona soon. We wish all members and residents a Happy Holiday Season, great sledding, and good health. See you all in the spring!

REPORT FROM YOUR PRESIDENT

This is my first opportunity to communicate with members and residents since my election to the GLARA Chair in August. I view this role as a major responsibility and will do my best to guide GLARA accordingly. I am very pleased to have a supporting Board that is committed and widely experienced. I look forward to working with everyone as we continue to do what we can to make our Community a wonderful place to live and work.

As we head into our slower season and many families leave the area for warmer climes (my wife and I included), I expect this newsletter to answer many questions that have come forward about GLARA's request, that the two Regional

Districts that govern our area develop an Official Community Plan.

While I do not personally wish to have any further government involvement in my life (and I know these sentiments are shared by many others), I do agree that in order to protect the values that attracted us all to the Green/Watch Lakes area, this plan must move forward.

Each and every one of us will have several opportunities during the development of this plan to provide our personal views and input. In preparation for this, I suggest that we all consider and write down, the top five main features of living within our area that you would like to see protected. Then be prepared to present them at one or more of the public framework meetings that will follow. This will ensure we give the politicians and the planners the basis upon which we wish to see the plan developed.

It is my hope that my forgoing comments will give you a better understanding and sense of ownership of this planning process. It is certainly nothing to fear, on the contrary, with solid local input and guidance, it will provide to all future authorities and developers, a clear understanding of what we, the local landowners and residents, want and expect for the future development of our community.

Have a safe and healthy winter and we will look forward to meeting with you in the spring of 2005. *Allan Boyd, President, G.L.A.R.A.*

WHAT IS AN OFFICIAL COMMUNITY PLAN?

Mr. Dennis Tupman, Past President, now a Director, and always a major moving force for GLARA, has written a very informative review of what a OCP is. His report follows:

OFFICIAL COMMUNITY PLAN QUESTIONS AND ANSWERS

GLARA is committed to trying to get an Official Community Plan (OCP) for our area of interest around Green and Watch Lakes.

Q. What is an OCP?

A. An Official Community Plan.

Q. Why does GLARA feel we need an OCP?

A. We do not have one. There are many changes happening in our area. Human settlement will become more intense as other lake shore and lake view properties are filled up. People are retiring in great numbers, especially in the lower mainland of BC they are selling expensive urban homes, and either downsizing in the city or investing in recreation properties or permanent rural homes. Our area this summer, for instance, was the hottest real estate market in the South Cariboo. This trend, we are told, will continue, and, in fact, escalate in the future.

Q. I have heard of Land and Water BC Inc. What is this?

A. This is a Crown Corporation, which is set up by the Provincial Government as private enterprise to generate capital for the government by selling and/or developing Crown Land. They can be very aggressive at times when doing so.

Q. I thought we had done our planning in the Cariboo/Chilcotin Land Use Plan and the Lake Classification processes. Why is this different?

A. Yes, GLARA did a lot of work on these two processes, and we achieved some very beneficial concessions, which will serve to protect our local environment for future generations. However, neither of these processes, so we found out after their completion, allowed for management or planning of human settlement. This is a major flaw in the overall process, over which GLARA had no control at the time.

Your GLARA Board believes it is better to be proactive and to plan for well managed human settlement, which satisfies the needs and aspirations of present local residents. We have seen what can happen in

the absence of an OCP with the proposed major development at the south end of Lac des Roches and the Birch Lake area. Developers with the encouragement of Land and Water BC Inc. are proposing a huge settlement and subdivisions in that area. Local residents were caught unaware and are understandably very upset. Much of this upset could have been avoided had there been an OCP in place!

Q. Is this going to cost me any more taxes to get this OCP?

A. No, very unlikely. We are planning to negotiate with the two Regional Districts (TNRD and CRD) to have them pay for this plan. It is their mandate to do so.

Q. When will this process start?

A. It has already started. GLARA members have approached the two Regional Districts and asked for their cooperation. We have been well received. They were impressed with the professional and moderate way in which the presentation was handled. The two RD's plan to meet to set up a process and then they will get back to us. Once we know what the steps we should take are, we will be consulting with all residents in the Green/Watch Lakes area. It is highly likely that a planning consultant, with the required skills and training will be involved in the process.

Q. Do I as a taxpayer have an opportunity to contribute to an OCP?

A. Absolutely. That is what the planning process is all about. GLARA has in the past striven to be balanced and moderate in its approach. We have also tried to be democratic in letting everyone have his or her say. It may be required that several public meetings are required to complete the process. As our new President, Allan Boyd, encouraged in his opening remarks, now is the time to

think about your issues and concerns, write them down, and be well prepared when the public process starts.

Not everyone will be fully satisfied with the results, but that is what a democratic process is based upon the will of the majority.

That is all for now. We will let you know when the Regional Districts provide us with their collective green light to proceed.

If you wish, please use the space provided below to tell us what you think of having an OCP for this area. Mail your comments to GLARA, RR # 1, Site Q, C-5, 70 Mile House, B.C., V0K 2K0.

STARTECK HOMES

A local good news story

Submitted by: *Joanne Macaluso*

Starteck Homes officially opened its doors in February 2004. The business is located on the old Kimori Mill site at 70 Mile House. They manufacture and sell a wide variety of manufactured and modular homes including specialized custom design work. Starteck currently employs 45 full time people and that us up from just seven, one year ago. The company markets its products worldwide, they have an office in Shanghai and will soon be open in Osaka, Japan. Currently Starteck homes can deliver completed units across North America.

General Manager, Glenn Molson, states that Starteck is a public company that is listed on the TSX Venture Exchange and has 300 shareholders to date. Glenn is actively searching for trade's

people to join the growing company. For more information about Starteck products, please visit their website: www.starteck.com.

GLARA welcomes Starteck Homes to this community and wish them well for the future.

100 MILE AND DISTRICT GENERAL HOSPITAL RECEIVES TOP MARKS!

Submitted by: *Joanne Macaluso*

Who would think that our local 5-bed emergency department would receive the distinguished honour of "Number one Hospital ER in the Interior Health Region? (Those of us who have required their services would!) 79 facilities across the province participated in the Emergency Department Satisfaction survey. 11,000 questionnaires were mailed out to patients receiving services at Interior Health facilities. Of those questionnaires, 4,239 were returned.

100 Mile ER received a 97% satisfaction rate indicating health care service excellence in areas such as overall quality of care including physical comfort, information/education and emotional support (just to name a few). Renovations to the emergency and lab departments are slated to begin in early 2005. Be on the lookout for a new and improved "functional" emergency department that will strive to maintain quality health care for our community.

Editors note: I can personally attest to high quality of service from the staff in the 100 Mile ER. They also have a great sense of humour! Awhile back, I was admitted to the ER with a serious infection in my right knee. The ER nurse (who will remain un-named) found it necessary to remove my pants in order for the Doctor to examine the area. After the inspection was made and a decision made to admit me to the hospital, the ER nurse kindly called my wife. When she answered the nurse introduced herself and then said, "I have your husband here, with his pants off, and he is not coming home"! This bit of levity greatly relieved the anxiety level at that moment and we enjoyed a good laugh.

70 MILE TRANSFER STATION

Submitted by: *Dennis Tupman.*

In a recent discussion with the Site Attendant, Judy stated that she has a general high regard for the way local residents in this area are respecting the rules of use for the facility. There are still challenges and some abuse however, she finds it mostly visitors who fail to follow the rules.

Once again, we ask local residents to be watchful for abusers of the transfer facility. If we all pitch in to help Judy maintain the required standard, we can avoid the potential closure of the site when Judy is not on duty. As usual, the irresponsibility of a few make it harder for the rest!

By the way, stop and say hello to Judy over the winter, when she is on duty. The hours can be long, especially when it is very cold. A kind word and warm welcome can do much to keep her feeling appreciated and warm! Let's face it, Judy is the reason the facility remains open, she does a great job!

WATER SAFETY AND BOATING REGULATIONS

Submitted by: *Jack Wainwright*

The Contravention's Act is coming soon to BC (Nov 2004)

The Contravention's Act is a federal statute that each province may opt to use. It came in to use in 1999, but BC did not accept it at that time. Ontario, the Maritimes (except Newfoundland), Quebec and Manitoba did, and now BC has also. The Contravention's Act is a system whereby enforcing agencies may write tickets for on-water boating infractions. It is expected to be used in BC for the 2005 boating season. Enforcement up to now in BC has been through summary conviction which meant a court appearance, which naturally resulted in a warning, rather than plug up the courts with minor infractions.

Now tickets will be issued. We do not have the schedule of fines yet, but if they are similar to Ontario's, the not having approved PFDs (life jackets) may cost you \$200.00. When stopped and checked you will now be required to show regis-

tration papers for any vessel over 9.9 HP. Operators must show their PCO card unless the vessel is over 4m (13'3") and the operator was born before April 1, 1983. (All boat operators must carry the card by 2009). Not having the required equipment on board also carries fines. Get the Safe Boating Guide from the Canadian Coast Guard to check what you should have on board. For instance all vessels, powered or not (canoes, paddle boats etc.) must carry a bailer (750mm minimum), a 15 meter floating heaving line, a manual propelling device, a flashlight (after sunset) and a whistle. PFS's, one for each person on board, must fit and be Canadian approved.

For those with several small boats like kayaks, rowboats, and aluminum car tops boats which the kids use, a good way to be in compliance is to get a kg plastic peanut butter jar. Put in a coil of 50' (15m) of 1/4" hollow braided polypropylene rope with a 4" chunk of 2x2 attached as the heaving line. Add a watertight flashlight and a "pea-less" whistle. Screw on the lid and insist the kids put one of these packs in any boat they use. That, along with wearing their PFD, will put them in compliance when using small boats. If boats are powered, there are other requirements. Not being in compliance now in BC will get costly. I believe there are plenty of enforcers out there (RCMP & Fisheries), frustrated with the old system, who will be writing tickets. Being in compliance will save money, but most of all it will help make boaters everywhere more safe.

If you or your family or friends still need to get your Pleasure Craft Operators Card (PCOC) Jack Wainwright will be putting on the one day, 8 hour course in Burnaby, every month January through June 2005. Call Jack at 604-434-3280 or Bev at 604-520-1490 for details.

RCMP REPORT

Submitted by: *Cpl. Cam Muir*

The Green and Watch Lake area has been very good to us lately, with no major issues over the last several months. However, our detachment continues to patrol and maintain visibility in the

area. Looking over our files, we have been out to the area on a few occasions for liquor and disturbance issues. In every case, the matter was resolved with an arrest but no charges.

All in all, I would have to say that your area is the best in our jurisdiction for community support and involvement.

70 MILE DUMP HOURS		
DAYS	SUMMER	WINTER
	MARCH 1 - OCT. 31	NOV. 1 - FEB. 28
SUNDAY	8:00 am to 6:00 pm	9:00 am to 5:00 pm
MONDAY	8:00am to 6:00 pm	9:00 am to 5:00 pm
WEDNESDAY	12:00 pm to 4:00 pm	12:00 pm to 4:00 pm
SATURDAY	8:00 am to 6:00 pm	9:00 am to 5:00 pm

Handy Cariboo Helpful Hint

Do you get a white calcium build-up in your dishwasher with your well water? Here's some helpful advice. After you empty your dishwasher, put 1/2 cup vinegar into it, let it stay there as you put dirty dishes into it over the next day or two. When it is full of dirty dishes put your soap in as usual and run your load. After unloading, add the vinegar again and so on..... Eventually this will eliminate the white build-up in your dishwasher. Our calcium problem was so bad that every year we took our dishwasher apart and chipped the heavy buildup of calcium off. We no longer get any build-up with the vinegar, but you do need to add it every time to keep it from building up again.

Fred & Marie Kuyek

P.S. If the build-up is bad you need to chip some of it off first.



GREEN LAKE / WATCH LAKE WATER REPORT

Water testing was done on Green Lake only this year, next year we hope to find somebody to test Watch Lake again. Six deep water tests were performed on Green Lake, no information has been given back to us as yet. We can only tell you that the temperature of the lake at .5 meters on May 15 11 degrees Celsius and at 24 meters 4 degrees Celsius. Our warmest reading was July 31 at 19 degrees Celsius at .5 meters and 5 degrees Celsius at the bottom 24 meters. (word has it that the lake was around 22 degrees Celsius about a week after that) The lake then cooled off to 10 degrees Celsius by Sept. 22, 24 meters was still 5 degrees, this was the last test for the 2004 year. The buoys have been taken out and will have new decals on them warning of rocks. The buoys will be put back in the water in May 2005.

Fred Kuyek, Water Steward

GREEN LAKE - bits of information

Elevation: 1,074 m. Surface Area: 2,760 ha.
Perimeter: 54,828 m. Maximum Depth: 36 m.
Mean Depth: 10.3 m.

Recent fish stocking

May 12/2004: 17,320 Rainbow Trout- yearlings
May 14/2004: 23,260 Kokanee - fingerlings
June 10/2004: 56,200 Rainbow Trout- yearlings
Many bright orange Kokanee were seen spawning this September.

WATCH LAKE - bits of information

Elevation: 1,077 m. Surface Area: 2 ha.
Perimeter: 14,594 m. Maximum Depth: 9.8 m.
Mean Depth: 4.3 m.

Recent fish stocking

April 26/2004: 10,000 Rainbow Trout-yearlings



LOCAL LAKES AND PONDS LOW ON WATER

We are sure everyone has noted the continuing decrease in local water levels. While still well above historical lows, Green and Watch Lake continue to lose water. More than ever, we need to be good stewards and minimize our use of lake water. Hopefully this winter will bring heavy, wet snow levels and help rebuild water levels next spring, but water conservation is the best way to protect this precious resource!

GREEN BELT COMMITTEE REPORT

Our Green Belt Chairperson, Gordon Labinsky, has departed with wife Verna for the Arizona sun! Gordon was a bit late getting away this year as he worked furiously to complete Phase 1 of the South Green Cattle Exclusion Fence. Other than some work to complete cattleguards and gates, we understand that this section is close to completion. While not a GLARA project, we thought you would appreciate knowing how this project is progressing. Mr. Barry Roman is heading up the Phase 2 section of the fence, from access 7 to south of Point Road. All is going well and expectations are that this section will be completed in the spring of 2005.

Gordon was in regular contact with Forest Service and Parks staff regarding potential Greenbelt concerns. In particular, he drew the attention of BC Parks staff to an infestation of Mountain Pine Beetle in Sunset View Park. His concern obviously, is that the infected trees should be removed quickly to avoid continued local spread of the infestation.

If you own property in the area and note suspicious infestations in tress, contact the 100 Mile House office of the BC Forest Service and ask for details on how to identify the beetle and what you can do to minimize the threat of spread.

GREAT FISHING IN OUR LOCAL LAKES!

This past season produced some wonderful trout and Kokanee fishing in a number of local lakes. We are truly blessed to have such top quality fishing at our fingertips. For family fishing outings where you want the kids to experience steady action, plan to visit Scott and Little Scott lakes next season. The enthusiastic trout in these lakes are not large but they make up for lack of size with energy! They will respond with abandon to flies or lures and you can enjoy a great family outdoor day as well.

Green Lake as usual, gave up its trout and Kokanee reluctantly. Persistent fishers did manage to boat some very nice fish trolling behind Haines Island and off the Watch Creek culvert and 83

Mile Creek. There is fair fly-fishing at the Watch Creek Culvert and 83 Creek entrance in early spring. Many of the fish are however, spawners, they are dark and very poor eating. These dark fish should be released as carefully and quickly as possible.

Watch Lake presented a much different fishing experience this year than in the recent past. Many fishers I spoke to were complaining about fewer fish being caught. This was borne out by results at the Watch Lake Derby in June when the catch totals were less than half of 2003. The good news however, is that the fish were generally much larger. I know of many fish landed that exceeded 3 pounds and I personally caught and released 2 beautiful trout over 5 pounds. This preponderance of large fish brings to mind the importance of remembering that you are only allowed to retain **one** fish over 50 cm (20") each day. It is very easy to forget about this regulation when these large trout come into the net!

These larger Watch Lake trout appear to be healthy and are very robust when hooked. Water conditions and insect populations appear to be very healthy as well. Whatever the reason, Watch Lake fish are bigger and present quite a challenge and thrill when hooked. Never overlook the wonderful fishing possibilities in Watch Lake.

Jim Lake produced some nice fish as well: the big challenge is the condition of the road plus the moody nature of Jim Lake trout. They can hit everything in site one day and then ignore you the next. However, these trout can grow very large, they are like bars of silver and provide a tussle you will not soon forget.

Another lake worthy of note is Moose Lake. The trout in Moose grow very large, but they can be extremely tough to catch. The water is very clear which means light leaders and careful fishing technique. Give it a try, you never know! Tight lines. *Dave Claxton*

LOCAL ROAD CONDITIONS

If you reside in this area full time, you are aware of the continuing controversy regarding the condition of our local roads. While much of the publicity has been related to Highway 97, there is, in our view, ongoing issues with Watch Lake Road, North and South Green Lake Roads, 83 Mile Road and the Bonaparte Road. Considerable paving was completed on these systems this past summer and for that we are grateful. However, one would have to ask, why did they not finish the job? The condition of South Green Lake Road past Sunset Park is very poor and needs re-paving.

Also it seems, to us at least, that the road sand (rocks??) now being used gets larger every year. Most people we know are replacing windshields at least yearly. That is both costly and unnecessary in many cases. Rocks the size of marble are hurled at us every time we head for town, and it is a good day that you make the round trip without another ding!

If you believe that something more needs to be done, write to our local MLA, he is getting a lot of mail right now on the subject, so lets make sure he gets even more! Write to Mr. Walt Cobb South Cariboo MLA, 2-487 Borland St., Williams Lake, BC V2G1R9

SEASONS GREETINGS

As this newsletter goes to press, we are rapidly closing in on the Holiday Season. Many of you will be heading here to enjoy the festivities. We wish you all a Happy, Healthy and Prosperous Christmas and 2005. See you again in the Spring.

Dave Claxton, Editor.

GREEN LAKE AREA RATEPAYERS' MEMBERSHIP APPLICATION/RENEWAL FORM

Name of member applying

Signature

Legal description of lot, if known

Fire number or address

Full mailing address (one newsletter per membership)

Home phone number

Lake Phone number?

Work phone number?

Fax available?

E-mail address?

Is cheque enclosed?

Make cheque payable to **G.L.A.R.A.** Fees are \$10.00 per year. We are still offering a ONE time only bonus, \$30.00 for 4 years. If you have already taken advantage of this offer, beside your membership expiry date will be a "B(May.2007B). If the date is flagged with a marker, your membership has expired. Receipts will only be mailed to you with the next newsletter, or you can pick them up at the AGM.

Please mail your cheque to G.L.A.R.A., R.R. #1, Site Q, C-5, 70 Mile House, B.C. VOK 2KO