



## **SPRING 2009 NEWSLETTER**

### **Are you in the loop?**

If you are not on our mailing list, you are not getting all the latest news about the Sunset Lakes Owners Association (SLOA). Send an email to [sloa@rogers.com](mailto:sloa@rogers.com) to be added to the mailing list.

### **SLOA Committee for 2009-2010**

John Dawson - President  
Marcel Falardeau - Vice President + Pool Access/Grass cutting/Communications  
Terrie Lister - Treasurer (New)  
Cynda Lavoie - Secretary (New)  
Claudia Buttera - Gardening  
Helene Drouin - Water Quality Control  
John Hidema - Pool  
Dan Weslake - Design Review  
Debbie Ng - Social Events (New)

### **Get involved**

We need people to help design review, maintenance program, activities coordinator. Send us an email if you are interested in filling any of the above positions.

### **Welcome new residents**

We would like to welcome these new families to Sunset Lakes:

- David Smith, Waterside Court
- Jim & Kelly Efford, Lakes Park Drive

### **Community Events**

Come out and meet your neighbours...and enjoy all that makes Sunset Lakes such a beautiful community

### **Spring clean-up day**

Join us at the pool area at **9:30 AM on Saturday May 2<sup>nd</sup> (or Sunday May 3<sup>rd</sup> at 1:00 PM it is raining Saturday)** and lend a hand with some community clean-up chores. We will have coffee and muffins to you started!

### **Social Activities**

Hello, my name is Debbie Ng. My family and I moved into the neighbourhood in August 2008. At the Sunset Lakes AGM on February 18, 2009, I volunteered to become the Social Events Coordinator. Keeping in mind that some events have become a tradition in the neighbourhood (ie. annual Golf Tournament), I have made a list of possible events with tentative timings for the upcoming year:

- **Tennis lessons:** We have once again arranged for the National Tennis School to provide lessons at our courts on Saturday mornings for six weeks starting on May 9, 2009. Our fantastic instructor, Stan (who has taught the last three years and has agreed to do so again this year despite he and his wife expecting their first child!) is looking forward to coming back again this year so it should be a great time! Please e-mail Andrew Wilson at [andrew@wilsonlawpartners.com](mailto:andrew@wilsonlawpartners.com) **No Later Than April 24<sup>nd</sup>, 2009** if you are interested in participating. He will then advise you as to final details once numbers are known. The cost will be the same as last year (\$82.75 for six one-hour lessons (for the younger kids) and \$120 for six ninety-minute lessons (for older kids and adults). As with past years, kids and adults (both beginner and intermediate) are encouraged to participate and separate age-group lessons will be set up for the kids. Any rainouts will be accommodated by extending the lessons by an extra week. See you on the courts!
- **Neighbourhood Garage Sale** – mid May (date TBC)
- **Neighbourhood BBQ** - to coincide with opening of pool – long weekend in May (date TBC)

- **Swimming lessons:** organized by Maria Mascioli (821-9792, [mariamascioli@rogers.com](mailto:mariamascioli@rogers.com)) will begin mid July at the pool.
- **Water ski school:** organized by Judy Anderson will run this summer ([janderson6783@rogers.com](mailto:janderson6783@rogers.com)) - all welcome!
- **Canada's Capital Slalom Challenge:** organized by Judy and Dan Anderson (821-4629) is June 27<sup>th</sup> and 28<sup>th</sup> - pot luck + fajitas from Lone Star
- **Water Ski Tournament** - long weekend in July (date TBC)
- **Beach Bon-fire** - end of August (date TBC)
- **Golf tournament:** organized by Steve Finkelstein (821-0600) and Dave Bekkers, will take place late at the beginning of Sep (date TBC)
- **Hockey Tournament** - mid January 2010

If anyone in the community has further suggestions for social events, and/or would be willing to help out with event planning please contact me at [debdng@gmail.com](mailto:debdng@gmail.com)

### Water quality and the effects of fertilizers

Let's face it. Water quality in our lakes and ponds is important to our entire community...not just the people who live on the lakes.

Elevated levels of algae have become a real concern in our waters over the last few years. Basically, algae survive, grow and multiply by feeding off of the nutrients (nitrogen, potassium and phosphorus) present in traditional fertilizers, that are running off our lawns and now highly present in our lakes.

Last summer we implemented a trial treatment of Twin Lake (the small lake) to address the increase in algae, using **NutraFX Algae**, a safe and natural product. The treatment consisted of an initial shock, followed by a full lake treatment, as well as treatments at identified "hot spots".

NutraFX Algae introduces a naturally occurring bacterium which out-competes the algae for nutrients. The algae, now lacking a ready food source, cannot multiply and the introduced organism quickly dies off once the food sources become limited. The result is an increase in the water

clarity, reduced sludge formation and improved overall health for the aquatic environment. Residents who reside around Twin Lake noticed a visible drop in the amount of algae and improved water clarity last summer following the trial treatments.

At the AGM this February, Mr. Roland Poirier from NutraFX was invited to make a presentation to inform residents about the problems and possible solutions. Mr. Poirier emphasized that the major factor contributing to the problem of high levels of algae in our lakes is the *run-off from fertilizer used on lawns throughout the community*. They are entering into Twin Lake in significant volumes at two "hot spots": the large culvert coming from Twin Lakes/Tranquil Gate and the culvert at the beach area at the North-East corner of the lake. These entry points feed runoff from the entire community into this lake.

As a solution, Mr. Poirier recommended continued treatment **but** he emphasized that without *eliminating* the use of fertilizers on our lawns this will be a **never ending battle**. The only permanent solution lies in total eradication of the use of traditional fertilizers.

NutraFX offers a safe and economical alternative to traditional chemical fertilizers for lawns that can be introduced directly through your watering system. **NutraFX Turf** acts as a bio-stimulant, helping release soil nutrients present and improving water absorption and retention capabilities. It contains natural plant growth stimulants, minerals and vitamins. NutraFX Turf is one viable option to traditional fertilizers and with some minor research, you will find many others.

This summer we will implement algae treatment plans for all the lakes and ponds in Sunset Lakes, **but** by encouraging all residents to eliminate the use of traditional fertilizers, we hope to no longer be required to treat our lakes in the future. Remember the NutraFX Algae is not a permanent solution, but merely a stop gap on an ever growing threat to our environment that we are causing.

If you have any questions, please do not hesitate to contact us, or contact Mr. Roland Poirier directly at NutraFX: (613)448-9139 or [www.nutra-fix.com](http://www.nutra-fix.com)

## Design Review and Covenants

Fellow Sunset Lakes residents - welcome to spring! - the season of cool nights, warm days, rain, flowers and...landscaping and outdoor improvement.

Being a resident of Sunset Lakes confers many benefits and privileges. However, with those benefits come certain responsibilities, as dictated, primarily, by the *DEED RESTRICTIONS FOR SUNSET LAKES DEVELOPMENT CORPORATION COVENANTS AND RESTRICTIONS* which can be found online at [http://www.sunsetlakes.ca/sunsetlakes/sunset\\_index.htm](http://www.sunsetlakes.ca/sunsetlakes/sunset_index.htm).

In that document, sections 3(v) and 10 broadly define the type of structure and landscaping that is considered "in keeping" with the Sunset Lakes philosophy. Walking around the community observing the homes and landscaping gives you some insight into the "Sunset Lakes philosophy" but you probably have more questions - that is where the SLOA board's Design Review Committee comes in. Made up of volunteer Sunset Lakes' owners, i.e. your neighbours, this Committee has the responsibility of performing a design review of your proposed project and to ensure that both the letter and spirit of the Sunset Lakes Covenant is maintained.

The Design Review Process is intended to help promote individual creativity, encourage owners to thoroughly plan their projects, and allow for the coordination of architectural diversity to create a blend of home styles which enhances the overall aesthetic of the neighbourhood. It is NOT the intent of the Design Review Committee to make judgments as to what is or is not beautiful or to unduly hamper or restrict the owner.

The Design Review Process is supplemental to the requirements outlined in the Covenants and Restrictions for Sunset lakes, which provide the legal basis for reviewing and accepting design proposals. Further information on the Deed Restrictions can be found online at [www.sunsetlakes.ca/sunsetlakes/sunset\\_index.htm](http://www.sunsetlakes.ca/sunsetlakes/sunset_index.htm). As for the Design Process itself, it consists of the following steps:

- **Step 1** - Review existing homes, landscaping and exterior structures to get an idea of previously accepted designs;
- **Step 2** - Submit a concept sketch and discuss your ideas with a member of the Design Review Committee (presently John Dawson or Daniel Weslake) to ensure that you are heading in the right direction;

- **Step 3** - Submit a formal Design Review Application (available online at [www.sunsetlakes.ca/sunsetlakes/design\\_review\\_application.doc](http://www.sunsetlakes.ca/sunsetlakes/design_review_application.doc) Where appropriate; i.e. for large projects; prepare plans with sufficient detail to ensure that a proper assessment can be made (with new home construction requiring the most information - including, but not limited to building plans, elevations (of all four sides) and a site plan (depicting house, driveway, lamps, set back distances, square footage, etc.)), including amendment suggestions; and
- **Step 4** - Receive written Design Review Approval.

For more information, contact, the SLOA by email at [sloa@rogers.com](mailto:sloa@rogers.com) and include any questions, concerns or details that you may have regarding your project. Since the Design Review Process is not meant to be onerous, a response is issued, typically, within a day or two - depending on the nature and extent of the information required to ensure a proper response. The entire SLOA board is here to assist our fellow residents not to serve as a hindrance.

So, get your designs on paper, contact a Design Review Committee member and get your project rolling....

## Summer is coming

Before we know it, we will be jumping in our beautiful and newly resurfaced pool.

**Reminder** of some covenants ([www.sunsetlakes.ca](http://www.sunsetlakes.ca)):

- Driveways are to be paved within one year of construction.
- Trailers, boats, RVs, etc. cannot be over-wintered or stored on your driveway or in your yard.

**Stay in touch for the latest news and see you out there!**