

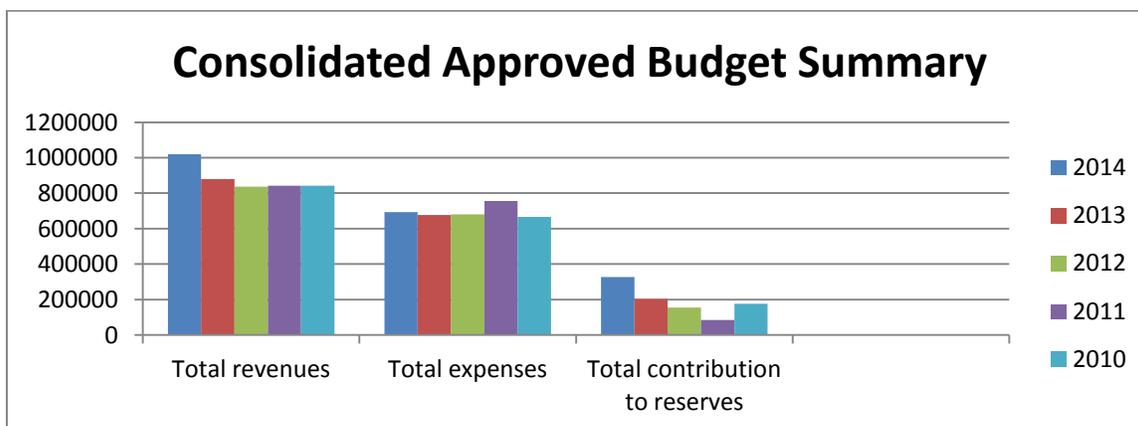
Landowners Update – November 2013

From the Board

At its October Board meeting, Trustees approved the budget for 2014. This budget includes increases to water tolls, parcel taxes and property taxes consistent with amounts reported in September. The following table shows revenue, expenses and contributions to reserve funds over the past 5 years. You will see that expenses have remained consistent with increases in revenue and contributions to reserve funds. The 2014 budget plans for reserve contributions of \$157,000 to the fire department and \$170,173 to public works.

(The full 2014 budget is available for viewing either at the UBID office or on our website at www.union-bay.ca, along with colour versions of this and previous Landowner Updates.)

Consolidated Budget Summary					
	2014	2013	2012	2011	2010
Total \$ revenues	1,019,983	880,200	836,700	841,450	841,500
Total \$ expenses	692,810	676,750	681,250	756,100	666,000
Total \$ to reserves	327,173	203,450	155,450	85,350	175,500



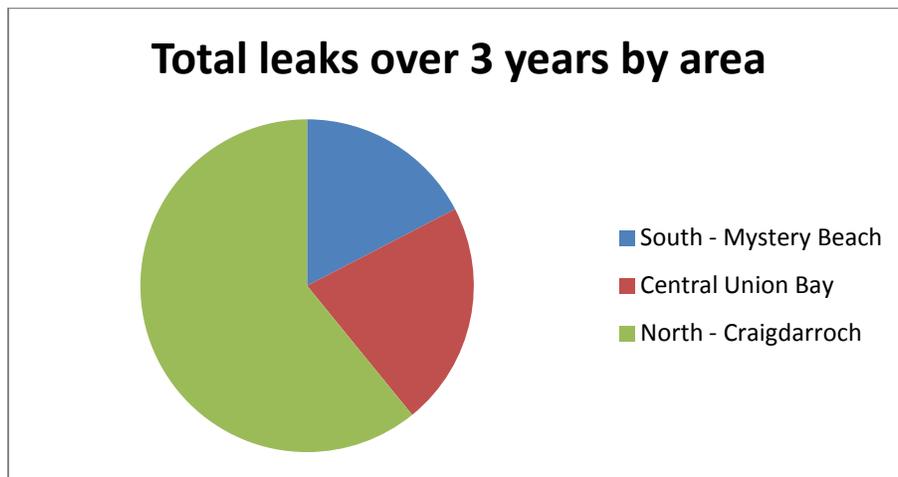
Landowners are invited to attend the UBID semi-annual information session on November 23rd from 2-4 PM at the UBID offices in the downstairs gymnasium. The agenda will include:

- 2014 Annual Budget;
- Implementation of the Fire Rescue Service Review recommendations; and
- Update regarding the Waterworks Review and Capital Plan.

A Snapshot of Water System Repairs

Fixing leaks to the water system keeps our Public Works staff busy. The following table and graph shows how many leaks have occurred over the past three years and where they are.

	South - Mystery Beach	Central Union Bay	North - Craigdarrock
2011	1	2	0
2012	1	1	10
2013 (10 Months)	2	2	4



This picture shows just what the Public Works staff encounters when they dig to repair a leak. The light colored pipe is the gas line. The dark line beneath the gas line is the water line that connects to a “saddle” and the main line. As well, you can clearly see the boulders that must be worked around. This particular area has thin walled polyethylene (polyE) distribution lines that are beginning to fail.



Union Bay Fire Rescue

If you are interested in becoming a volunteer firefighter and supporting your community, please contact Fire Chief Mark Jackson at the Union Bay Fire Hall. Phone: (250) 335-2345

Bits and Pieces



At its October meeting, the Board approved the delivery of eight (8) water service disconnection notices to those customers whose accounts are more than one year in arrears. Several attempts to get these outstanding water tolls paid have gone unheeded. This represents about 1/3rd of all over due accounts that the administration is handling.



Effective December 31st, 2013, UBID will no longer be lending out chimney sweeping brushes to residents due to ongoing liability concerns.



Landowners are invited to attend all committee meetings and the monthly Board meetings to learn about the issues being dealt with by UBID and the Board. A schedule of meeting dates can be found on our website at www.union-bay.ca.



On October 24th, the UBID offices moved into the former Union Bay Credit Union Administration office space (immediately to the right hand side at the top of the main entrance stairs) within the old school building.



The anticipated court date for resolution of the former school property issue will likely be set for June 2014.



To highlight 2013 Fire Prevention Week, the Fire Department hosted an open house and pancake breakfast on Saturday, October 12th. About 30 people attended and enjoyed breakfast.



Landowners are reminded that Parcel Taxes were due by September 1st. Please ensure all outstanding amounts are paid before December 31st in order to avoid further interest penalties.

UBID Supports Knotweed Program



Taking advantage of the Comox Valley Regional District's recent initiative to fight the noxious and invasive knotweed, UBID identified the presence of the plant on its McLeod Road property. The CVRD was notified and we were subsequently advised that the property was scheduled for treatment on October 18th.

Firefighters Receive Certification

Ten members of the Union Bay Fire Rescue were presented with their Basic Firefighting Program Certificates on Sept. 24th by Anne Alcock, Chair of the Fire Rescue Committee. These certificates are issued by the Justice Institute of B.C. after successfully completing all 7 modules of the program. It consists of hundreds of hours of study, written and practical exams. Congratulations to these members for all their hard work and dedication to the community.



Back Row (left to right): Ian Hamm, Peter Wharram, Rikk Buijs, Nick Webb, Robert Jeffery and Wade Friel
Front Row (left to right): Alexis Royer, Chelsea Waite and Susan Hargreaves
(Dwayne Cullen also completed the program but was unable to attend the ceremony.)

Smoke Detectors Save Lives



An investigation into the September 5th death of an elderly couple in Surrey confirms the alarm found in the rubble was not functioning and was a similar model to alarms built 24 years ago.

The fire investigation results are consistent with recent findings from the University of British Columbia (UBC) study on fall and fire prevention among frail older adults. Findings from the almost 1,000 seniors, who responded to a survey on smoke alarms, indicated that while most had a smoke alarm, almost half didn't know how old it was and another 15 percent said the alarm was more than 10 years old – beyond the typical lifespan of a smoke alarm. In about 20 percent of cases no light was visible to show the alarm was working, and only about half arranged for or knew that the alarm was checked at least once a year. These data add to mounting evidence highlighting the importance of working smoke alarms in saving lives – and particularly those of vulnerable populations such as seniors.

Another study led by the University of the Fraser Valley (UFV) of almost 11,100 residential structure fires in B.C. from 2006 to 2011 showed that 79 per cent of the 170 fire-related deaths occurred in homes without a working smoke alarm. The study further showed that seniors made up 32 per cent of those deaths – despite only making up 15 per cent of the general population.

Fire Chiefs' Association of BC President Tim Pley said. "We're engaging as many partners as possible to help spread the message about the importance of working smoke alarms."

Information and resources about working smoke alarms can be found at:
www.workingsmokealarms.ca