

**Union Bay
Improvement
District**

**Box 70
Union Bay, BC
V0R 3B0**

**Phone: 250-335-2511
Fax: 250-335-1178
email: admin@union-bay.ca**

Landowners Update – January 2014



To everyone out there... we wish you 12 months of happiness, 52 weeks of fun, 365 days of success, 8760 hours of good health, 52,600 minutes of good luck, and 3,153,600 seconds of joy.

From the Chair – Carol Molstad

What a difference a couple of years make! UBID’s Administrator, Kevin Douville has been with us for almost a year and half and he has been a huge asset in providing support to the Board. Issues are presented in a matter of fact, business-like manner and the Board can count on him to follow up with paperwork and the management of affairs. The Board also continues to be a “hands-on” group that is actively involved in committee and project work. As a governance team, Trustees work well together, respecting each other’s opinions and reaching consensus on issues. This past year has been a pleasure to be the Chair.

Highlights of the year include:

- We are continuing to focus on saving funds for capital and infrastructure. For waterworks this has meant an increase in water tolls as we work toward full cost recovery for operating costs; and an increase in parcel tax that is dedicated to capital savings. For the fire rescue service, an increase in property taxes will add to savings for a new building/fire hall.
- In March the Board determined that legal action was the most appropriate way to at last resolve the school property issue and our lawyers filed with the courts Notices of Civil Claim against the Board of School Trustees of School District No. 71 and Margot R. Rutherford, operating as Margot R. Rutherford Notary Corporation. This matter is slowly moving forward and we hope to have it resolved by mid-2014.
- Work has begun on a comprehensive review of the water works and a capital plan for the future. We hope to be able to report the result of this review to landowners at the April 2014 Annual General Meeting.
- An implementation plan has been developed for the Fire Services review that was completed in April 2013 and the Fire Services committee is working its way through the tasks.

2014 promises to be another busy year full of challenges and opportunities for our community.

Bits and Pieces



Fire Chief, Mark Jackson has completed his 3-year contract and has been offered a permanent part-time position at 20 hours per week.



Administrative Assistant Anne Fischer resigned from her position in December. As UBID is currently reviewing all position descriptions and its future personnel needs, this provides an opportunity to re-evaluate the office requirements going forward. We wish Anne the best of luck in all her future endeavours.



Parcel Tax Notices will be sent out by mid-January. The first installment of \$165 is due on February 28th, 2014 with the second \$165.00 instalment due on September 2nd, 2014. **Please ensure you've paid your 2013 Parcel Taxes.**

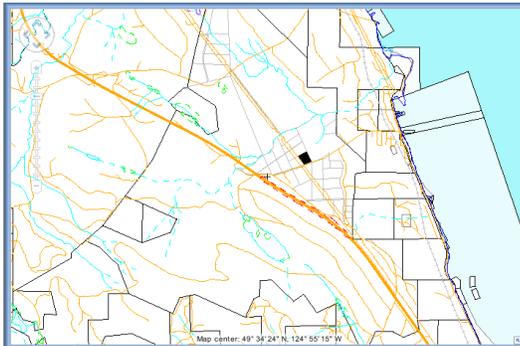
Question of the Month



Q: Where is the best place to put a smoke detector and how often should they be replaced?

A: At least one working smoke detector should be placed on every floor. The most important location is outside the bedroom. Avoid placing smoke detectors in the kitchen. Hard wired detectors should be replaced every ten years. Battery operated smoke detectors should have the batteries replaced at least once a year. Free smoke detectors are available by contacting Chief Mark Jackson at 250-335-2345.

UBID Applies for Land



The Board is pleased to report on the positive progress of its long term goal to acquire land for a permanent water treatment plant and reservoir. The current reservoir is located on land leased from Kensington Island Properties. As one of the requirements of the UBID-KIP Water Infrastructure Agreement, UBID must find a suitable piece of property for a permanent water treatment site. If KIP does not proceed, UBID would need land to build its own plant and reservoir. The option of

purchasing land would have been quite costly so the Board decided to investigate the possibility of acquiring Crown land. Trustee Bruce Livesey has taken the lead role on behalf of the Board, and after almost two years of investigation and discussion with stakeholders we have been notified that our application is proceeding. We hope to have a final answer in the next few months.

The Union Bay Improvement District **Annual General Meeting** will be held on **Saturday, April 12th, 2014**. At that time, two Trustee positions currently held by Anne Alcock and Carol Molstad will come up for election. All eligible landowners interested in running for either of these positions will need to file their Nomination Papers, witnessed by two registered electors, with the Administrator by no later than **March 21st, 2014**.

Union Bay Firefighters Raise Funds for Philippines

On November 30th, the Union Bay Volunteer Fire Fighters Association held a fundraiser at the community hall to help people in the Philippines affected by Typhoon Haiyan. More than 120 people attended the dinner which featured a number of Filipino dishes and was prepared by some of the best chefs in the valley. Many local businesses and families contributed items for the silent auction which brought in more than \$1000!

The disaster touches close to home. Gina Rainey, a member of our community, grew up in Basey, Philippines (pronounced BAH-say) which was heavily damaged and Gina's brother and sister lost everything but the clothes they were wearing.

The fundraiser raised a total of \$5,800 with \$3,100 being donated to the Red Cross (the Canadian government matched this contribution) and \$1,265 to be donated to the Basey Fire Department. The kind people of Union Bay donated \$1,433 directly to the families of Gina's brother and sister.

It Takes a Community



The Board hosted an open house in early December to acknowledge and thank the volunteers and staff that have contributed so much to the success of UBID in the past year. About 35 people including firefighters, committee volunteers, staff, trustees and spouses enjoyed an evening of camaraderie, festive cheer and great appetisers provided by Laura Agnew's "As You Like It Products and Catering". Thank you to Trustee Anne Alcock for planning the event.

Fire Hall Break-In and Robbery

Sometime between Monday night, December 2nd, and Tuesday morning, December 3rd, someone broke into the fire hall and stole liquor stored by the firefighters association. The outside door was accessed by using the code, and an interior door was smashed in allowing access to the upstairs.

UBID has upgraded the security system on the building and repairs are underway. If you know anything about this incident please call Crime Stoppers at **1-800-222-TIPS (8477)**.



Burning Bans Not the Only Consideration

Everyone knows that you can't burn when there is a fire ban. But, did you know that the "venting index" also determines if burning is allowed?

The Venting or Ventilation Index is a term used in air pollution meteorology. The Venting Index is a number related to the potential of the atmosphere to disperse airborne pollutants, such as smoke from a certain fire. It is based on both the current wind speed in the mixed layer and the mixing height. The mixed layer is the surface layer of air that is turbulent and well mixed. The mixing height is the thickness (sometimes zero) of this mixed layer.

Forecast venting indexes are available for 26 different areas of the province. Stronger wind speeds and thicker mixed layers will produce higher venting indexes. The Ventilation Index is converted to a scale of 0 to 100. On this scale, the capacity of the atmosphere to disperse pollutants is related to the following Ventilation Index values:

Venting Index	Ventilation Category
0 - 33	POOR ventilation
34 - 54	FAIR ventilation
55 - 100	GOOD ventilation

If the Ventilation Index indicates POOR or FAIR, then smoke resulting from burning will tend to build up, causing air pollution. To avoid such pollution, outdoor burning is restricted when the index is POOR or FAIR. Information about the venting index in your area can be obtained by phone at 1-888-281-2992 or at www.bcairquality.ca/readings/ventilation-index.html

Year End Allocations

In the 2013 annual budget, funds were allocated for contribution to our capital reserve funds. The Board has approved the transfer of the following funds to the public works and fires services capital funds:

Waterworks Renewal and Replacement Reserve	\$112,050
Fire Department Renewal and Replacement Reserve	\$91,400

To December 31, 2013, our reserve fund balances are as follows (inclusive of the above):

Waterworks Renewal and Replacement Reserve	\$302,965.10
Capital Expenditure Charges Reserve	\$221,256.12
Fire Department Renewal & Replacement Reserve	\$321,721.58
Fire Department Operational Equipment Reserve (new)	\$15,000.00

Once the 2013 fiscal year is closed off, the Board will be making decisions regarding the allocation of any surplus funds.