

## ***September 2016 Landowners Update***

### **Second Instalment of 2016 Parcel Taxes was due on September 1<sup>st</sup>**



The 2<sup>nd</sup> half instalment for 2016 Parcel Taxes is now past due. A 10% late payment penalty will be applied on all current year parcel taxes outstanding after this due date. If you are unsure of the balance owing in your parcel tax account, please contact the UBID Administration office during our regular public hours.

### **Campfire and Category 3 Open Fire Bans Lifted throughout the Coastal Fire Centre**



Effective at noon on September 1<sup>st</sup>, campfires and Category 3 open fires were once again permitted throughout the Coastal Fire Centre area. A Category 2 open fire ban remains in effect for the area until further notice. A map of the affected areas and the latest fire restriction information is available on the BC Wildfire Management Branch's website at <http://bcwildfire.ca/hprScripts/WildfireNews/Bans.asp>.

### **Langley Lake Water Level Update**



As of August 25<sup>th</sup>, the water level in Langley Lake was 63.5 cm (25 inches) below the spillway, with this level not expected to drop below the 3 feet (or 12 foot mark on our water gauge) required to implement Stage 2 watering restrictions. As such, we anticipate **UBID will remain under Stage 1 water use restrictions** until September 30<sup>th</sup>, meaning residential properties can be watered a maximum of 4 hours/day with even numbered addresses to water on even numbered days and odd numbered addresses on odd numbered days. If however a move to Stage 2 restrictions were to become necessary, Union Bay Water System users will be notified via local print media, postings in the usual public access areas and via UBID's website.

### **Public Right-of-Ways Fronting Landowner Properties**

The front property boundary for the majority of lots in Union Bay extends to a road right-of-way (ROW), a portion of land on each side of the road reserved for public utilities such as UBID's water lines. In some cases however, residents' landscaping has over time encroached into these right-of-ways which becomes problematic when our Public Works staff need to conduct repairs and/or line replacement. A reminder any trees, bushes or other obstructions in landowners' front yards that are within the public ROW and must be removed or are damaged as a result of any waterworks undertaken by UBID will be done so at the expense of the landowner as per section 14 of UBID's Bylaw No. 226, Water Use and Distribution Regulation Bylaw 2010.

### **Fund Balances Report**

The table below shows the balances as of June 30<sup>th</sup>, 2016 in UBID's Capital and Operating Reserves:

Capital Reserve Funds*	
Waterworks Capital Expenditure Charges (CEC) Reserve	\$255,382.55
Waterworks Renewal & Replacement Capital Reserve (balance after recent land purchase)	\$687,364.86
Fire Department Renewal & Replacement Capital Reserve	\$773,438.82
Operational Reserve Funds	
Waterworks Operational Equipment Reserve	\$20,000.00
Fire Department Operational Equipment Reserve	\$20,000.00
Information Systems Reserve	\$10,000.00
Operating Contingency Reserve	\$102,939.45

(\* Each capital reserve is specifically dedicated for its stated purpose and thus funds cannot be transferred between reserve accounts.)