



Balsam Chutes Road Association
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www.balsamchutes.com

Balsam Chutes Road Association Fall 2024 Newsletter

MESSAGE FROM THE PRESIDENT

Welcome to Fall!!

As a Director on the Board for two terms and a resident of our road, I have recently assumed the role and responsibilities of President for Balsam Chutes Road Association (BCRA).

We are fortunate to have a dedicated group of volunteers who form the Board of Directors to assist with the maintenance and upkeep of our road and conduct road business. I am confident that they will continue to do great work for our community. Volunteers are always needed to fill terms of Directors that are ending, and we encourage you to contact us at admin@balsamchutes.com to share your interest!

Recently, town of Huntsville staff officials, Manager of Planning; Planning Technician; Public Works Director; and Chief Building Official met with our Road Superintendent, our Maintenance Contractor and me to address the development occurring on our road and our compliance with the Town of Huntsville by-laws. From this meeting, on site at Balsam Chutes Road, Town staff viewed our well-maintained road, and we acquired insight, advice and guidance for on-going improvement and general maintenance for the road.

Being a private road does not exempt us, as landowners, for any development complying with the town of Huntsville's bylaws. At their directive we have incorporated into our BCRA By-law, an entrance (driveway) permit and installation process, inclusive of specifications and regulations under the resemblance of the town of Huntsville's application process. This document, will be available and posted onto our website www.balsamchutes.com The new amended By-law will be read at the next AGM for member ratification.

This will support the longevity of the road, reducing exposure of unwarranted runoff or drainage from developing lots; in addition to the increased commercial vehicle traffic when constructing, renovating, or modifying their entrance.

NEW NEIGHBOURS?

Are you aware of anyone who has recently moved onto our road?

If so, please reach out to the board of directors so that a welcome package may be delivered to our new neighbours!

VOLUNTEER

OPPORTUNITIES

We'd love to have you on a work team or committee...

If you feel you have a particular skill, time to contribute to your community or are looking to meet some of your neighbours and are interested in volunteer opportunities, please contact admin@balsamchutes.com

PUBLIC ACCESS LOTS

Did you know we have 5 lots on our road that are owned by the Town of Huntsville and are for public access to the river? Please remember to respect the space and keep it clean for the next visitors!

You can find them out at #'s 50, 172, 357, 585 & 591.

WEBSITE & SOCIAL MEDIA

Please check our website for information on road fees, by-laws, AGM meeting minutes and FOCA (Federation of Ontario Cottagers' Associations). Visit www.balsamchutes.com.

And follow our Facebook page (Balsam Chutes Road Association) to communicate with fellow neighbours and property owners.

WASTE COLLECTION

UPDATE

Biweekly garbage pickup began the week of October 25th. Residents are permitted to put out 2 garbage bags* bi-weekly. Recycle and Green Bin Program pickup remain weekly year-round. Please set out your waste by 7am Thursday morning.

**Additional garbage bag tags can be purchased at any transfer station*

Members can access the town of Huntsville's Community Planning Permit Bylaw [here](#), These are guidelines to follow when members are processing their application requesting variations to existing structures, for new build, renovations, alterations to the lands (site alterations), etc.

I'd like to seize this opportunity to thank all our Contractors, IT Specialist, Bookkeeper for their diligence and thoroughness while conducting maintenance and improvements for and on the road. We appreciate your dedication and expertise.

The primary goals for Balsam Chutes Road Association are as follows:

- ❖ Road Maintenance and Enhancements*
- ❖ Fostering a sense of community*
- ❖ Fee Collection & Accountability adhering to laws/regulations*

We aim to consistently exceed expectations - thank you for your incredible support!!

If you have any questions or concerns, please reach out via email at admin@balsamchutes.com.

I look forward to seeing you on the road!

Sharron Taylor
President, BCRA

USE OF FRENCH & STEPHENSON TRAILS

Please respect the privilege to use the trails shared with us by the French and Stephenson families. **Please do not advertise the trails or the chutes.**

Access the trail(s) is at your own risk and be mindful of the following rules:

- **Stay on the trails**
- **Do not make new trails.**
- **Do not take glass bottles to the chutes**
- **Take out the garbage you carry in.**
- **Firearms, loud machines and campfires are not permitted.**
- **Motorized vehicles are not allowed on the Stephenson trails without permission.**

ROAD MAINTENANCE UPDATE

Another season has passed and our road by most accounts has never been in as good shape as it is now. Many thanks to our dedicated and professional road keepers; James Miller (CATT), AJ Masson (VIG) and Collin Dunnett (Windermere Garden Center).

This year we have seen 14 loads of gravel put down and the road widened in many sections improving safety and snow clearing operations. Also, some improved ditching and drainage mitigation took place in priority areas to control the natural water course.

The task of road maintenance and continual improvement is a delicate balance considering our minimal budget and meeting our residents' expectations. The value of a grader on site with a skilled operator has kept potholes/costs to a minimum and maintained a more consistent surface through the year.

As we transition into another winter season, we ask for some commonsense guidelines.

- ❖ Ensure sure that garbage bins are placed back from the edge of the road as not to cause a hazard for the plow operator
- ❖ Parking pads on the road allowance are not maintained by our contractor
- ❖ Do not push snow back onto the road or onto neighboring properties.

A quick note to all property owners to do a pre-winter check and clean up of your ditches. When the heavy rains and spring melt take place, any debris will block drainage and wash out the gravel.

A final note is that our liability insurance carrier states that there is no parking on the road. Please ensure that contractors who must park occasionally use safety pylons and four-way flashers.

The road belongs to all of us, so it is imperative to be aware of activities that affect safety and road damage. We appreciate any feedback and suggestions for improvement.

admin@balsamchutes.com

COMMUNITY GUIDELINES & BY-LAWS

Visit the Town of Huntsville website, www.huntsville.ca to view the town by-laws and read "Home Property and Planning" for a variety of information that helps facilitate cohesive neighbourly living.

Helpful By-laws may include:

Open-Air Burning By-law #2019-74

Pets By-law #2021-7

Noise By-law #2018-155

Short Term Rentals By-law #2021-91

COMMUNITY SAFETY

Please take steps to ensure the safety of your property.

Security cameras & lighting may be a deterrent for theft and break-ins.

If you are going away for a prolonged period, consider letting a neighbour know so that they can keep an eye on your property.

ROAD SAFETY!



- ❖ Speeding continues to be a *major* concern for residents of Balsam Chutes.
- ❖ It poses a serious risk to children, pets, pedestrians, and other drivers.
- ❖ Remember to inform your contractors, guests and family members of our speed limit.

PLEASE RESPECT THE POSTED SPEED LIMIT OF 30KM/HR AND HELP MAKE BALSAM CHUTES ROAD A SAFE PLACE FOR EVERYONE

ROAD BOARD EXECUTIVES: WHO WE ARE & HOW TO REACH US

Sharron Taylor, President

Kelly Green, Secretary & Social Media

Allison Kikauka, Vice President/Treasurer

Ed Kikauka, Road Superintendent

Bob Mahon, Director (Collector/Data Manager)

Dave Taylor, Assistant Road Director

Charlie Latino, Director (Collections Acquisition)

Faye's Bookkeeping (Independent Bookkeeper)

Please contact the BCRA: admin@balsamchutes.com

Email is checked and replied to regularly

TREASURER REPORT

Balsam Chutes Road has 174 lots

- ❖ 169 owned by members
- ❖ 5 by the Town of Huntsville.

Member Ownership

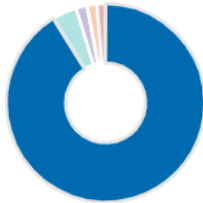
- ❖ 74 residences
- ❖ 68 cottages
- ❖ 27 vacant lands

Collection Status as of October 2024

- ❖ Residences
 - 67 paid, 4 partial paid, 3 unpaid
- ❖ Cottages
 - 65 paid, 3 partial paid
- ❖ Vacant Lots
 - 22 paid, 5 unpaid

Collecting from unresponsive owners is an ongoing struggle for the Board Directors and unfair to those who pay. If you have concerns regarding costs, please reach out to the BCRA at admin@balsamchutes.com. Our goal is to maintain a high level of standard for our members and emergency services. The Board relies on our contractors' suggestions to prioritize operations and set annual budgets. Due to understanding contractors working within our means, the current rate for maintenance fees will hold the same for 2025. We will however add 1.25% interest on late payments.

Expenses Breakdown



\$1,207 – Other
\$1,420 – Office Supplies
\$1,616 – Insurance
\$3,557 – Legal/Prof. Srv.
\$80,655 – Road Work

Budgeted expenses for 2024: **\$87,400**
 Spending for 2024 to date: **\$88,454**
 Spending to Dec31 forecast: **\$91,169**
 Cash forecast to Dec 31: **\$44,720**

	FORECAST 2024	Actual Oct 30 2024	FORECAST DEC 31 2024
Total Revenue (incl. culverts and road damage invoices)	96,450	97,797	98,546
General & Admin (all overheads)	12,000	7,800	9,600
Winter Maintenance (Plow and Sand)	28,000	24,085	25,000
Summer Maint. (gradings, tree trimming, brushing etc.)	22,000	30,790	30,790
Road Repairs (repairs, ditching, culverts etc.)	25,400	25,780	25,780
Total Operating Expenses	87,400	88,455	91,170
Income	9,050	9,343	7,376
Bank Balance	29,052	38,970	38,093
Income Adjustment to Reserves	9,050	9,343	7,376
End of year bank balance (cash)	38,102	48,313	45,469

The Board is optimistic we will end the year with a reserve fund of \$40,000 for emergency use

Allison Kikauka
 Treasurer