

PSLL NEWS



Association Perkins-sur-le-lac

36, chemin Wallinford, Val-des-Monts (Québec) J8N 6L3

June 2004

psll.ca

PRESIDENT'S MESSAGE

**Our Quality of life at the lake...
Working to maintain it for you!**



It has been a banner year for the Association. Ongoing files have been closed and new ones opened:

- Bataille Road has now been officially transferred to the Municipality. Negotiations have been ongoing since the Association completed the purchase of Lac Bataille Beach (November 2000). A motion will also be presented to the membership at the Annual General Meeting (AGM) regarding the sale and transfer of the Association's private roads and rights-of-way. Additional information can be found in the *Newsletter*.
- The Municipality has implemented a septic system inspection program for waterfront properties this year, of which Perkins-sur-le-lac is in the forefront, due in large part to the efforts of David Hodgkin (Treasurer) and Paul Strigner (Barnes Lake Representative) as the Association's representatives on the Federation of Lakes of Val-des-Monts (a coalition of lake associations, including the mayor, key municipal staff, as well as a marine biologist from the Quebec Ministry of Environment). An overview of the inspection program is included in the *Newsletter*.
- The Association did additional water testing this year on several of our lakes within the Domain. The results will be discussed during the AGM.
- An internal study on fish stocking has been completed. Copies of the report will be made available at the AGM.

I wish to thank the members of the Board for their hard work and commitment to our cause. Without these dedicated volunteers the Association would be at a standstill. I also want to thank you, the members, for your continued support in helping the Association attain its goals.

Talk to your neighbours and invite them to become members of our Association. The more we are, the stronger our voice when the time comes to effect meaningful change. Together, we can make a difference.

France Joncas

2003-2004 ASSOCIATION BOARD OF DIRECTORS	
President	
France Joncas	671-4416 home
Immediate Past President	
Gail Bradshaw (ex-officio)	
Secretary	
Odette Surch	671-3419 home
Treasurer	
David Hodgkin	671-0249 home
Barnes Representative	
Paul Strigner	746-0647 home 671-8099 cottage
Bataille Representatives	
San Fong	302-9148 cottage
David Kerluke	824-6542 home 671-1272 cottage
Hélène Lemieux	671-0632 cottage
Chevreuil Representative	
Jane Askin	747-1010 home 671-3147 cottage
Rhéaume Representatives	
Gil Boyce	590-0809 home 671-3284 cottage
Line Décarie	671-1422 home
Emma Gregor	274-7934 home 671-3670 cottage
Ron Malis	671-0831 home

Please attend the Annual General Meeting, which will commence at 9:45 am on Sunday, July 18, 2004, at Lac Bataille Beach (rain date July 25). The Association will also be hosting a BBQ immediately following the AGM

★ WANTED ★

Your Association is in need of a volunteer lawyer and/or notary who would be willing to give us legal advice or interpretation of certain clauses pertaining to cottage life. If so, please contact France 671-4416

MEMBERSHIP

DO YOU KNOW WHAT \$40 CAN GET YOU? *NOT EVEN A TANK OF GAS YET A LOT MORE...*

A minimal annual membership fee of \$40 contributes to the welfare of our environment. Benefits include: ■ a yearly newsletter ■ an annual general meeting and BBQ ■ water quality testing of our lakes, including a follow-up program (in conjunction with the municipality and the province) ■ the stocking of our lakes ■ working towards better forest management (clear cutting and environmental by-laws) ■ managing the Association's property holdings ■ liaising with MRC des Collines as the need arises ■ participating in the municipality's urban, environmental and emergency preparedness planning exercises ■ hosting this year's "Municipal Water Quality Day" July 17, 2004 ■ as well as lobbying the Municipality for better services, such as road improvements, garbage collection, enhanced recycling, and the current septic system inspection program. While some of these activities have come to fruition, many of these efforts are still ongoing and will continue to be so in the future.

This small fee also ensures that you are represented municipally and provincially on matters that affect your quality of life, especially environmental concerns.

Your Association has been involved on many of the above issues and will continue to represent you.

Please do not postpone your membership payment.

Do it now! It is needed!

Thank you.

Garbage is picked up early on Mondays.



BOAT LAUNCH ACCESS

All our lakes within the Domain are private and do not have outside public areas. In order to maintain our privacy, a gate and lock is in place at the Lac Bataille Beach between April 20 and September 1. During this period, should you need to launch your board or take it out of the water, you can contact one of the people listed below. So that no one is disappointed, **at least try to make arrangements one day before.**

Jacques	671-4302
Paul	671-8090
Huguette	671-4843
Odette	671-3419
David	671-0249
France	671-4416
Irma	671-1333

MUNICIPAL SEPTIC SYSTEM INSPECTION & SEPTIC SLUDGE MEASURING PROGRAM

For many years, the Association has pressed the Municipality to inspect the septic systems around our lakes. After repeated requests, the Municipality will be inspecting most of the septic systems within the PSL Domain during 2004. The inspection program will measure the levels of sludge and scum in septic holding tanks; examine the tile bed; and search for illegal discharge of gray waters. Property owners were notified by mail in the Spring, followed by a second letter that will be distributed door-to-door two weeks prior the inspection. The second notice will include a guide describing the program. An additional notice will be sent to reluctant or absent property owners. Property owners will be asked to unearth both covers of their septic tank prior to the inspection.

Site visits will be held Monday to Friday, from 9:00 am to 12:00 noon. The afternoon will be reserved for report preparation. The Municipality anticipates doing 25 to 30 site visits per week. The total number of scheduled site visits for 2004 is 563.

Sixteen lakes will be inspected. Ours are the first seven in priority.

1. Rhéaume
2. Bataille
3. Maskinongé
4. Corrigan
5. Chevreuil
6. Louise (Sucker)
7. Barnes

All documentation for the program will be bilingual. Inspection reports will be provided to the property owners. The Municipality has also agreed to continue working with the lake associations.



BARNE'S LAKE ACTIVITIES 2003-2004

1. **E-Coli Testing of Barnes Lake:** Eight spots on the lake were tested. Results were nil to trace. The lake water is judged o.k. for swimming but not drinking.
2. **Break-ins:** Seven break-ins occurred in late winter on Barrière Rd. These were 7 cottages in a row on the part of road that was ploughed. Damage was minor, i.e., damage to doors and loss of small items such as tapes, C.D.s, portable heater.
3. **Beavers:** Lots of small deciduous trees were taken down. Cottagers are urged to protect trees with wire fencing.
4. **Spontaneous grass/dried leaf fires :** Touching live hydro wires creating live falling sparks caused spontaneous fires on the ground necessitating requests for help from the hydro departments. Our wires will be inspected annually. Both major roads experienced this problem.
5. **Trout:** Fishermen have reported catching 12" trout in Lake Barnes. Also the loon has been seen swallowing one head first!

Paul. L. Stringer (H) 613-746-0647 © 818-671-8099

MUNICIPAL NEWS

By Margaret Carey

Regarding to the next municipal elections in November 2005, the Municipality is under the obligation to review and modify the dispositions of the six (6) electoral wards. I strongly recommend that you keep yourself well informed on the status of the limits of your ward before the next elections, since the Quebec Government has not yet approved these limits.

For non permanent residents, I remind you that only one person per cottage is allowed to vote and to do so, you must absolutely be designated as such with the Municipality. Without this designation, none of the non-resident or co-owners will have, his or her, name entered on the electoral list. Notification to do so is usually sent to you.

For those of you who are wondering why there are no elections this year, it is because the Quebec Government decided to standardise all municipal elections, and in some cases, like Val-des-Monts, added one year to the normal four (4) year term in office. This is only a one time action and after the elections of 2005 the terms are expected to go back to four (4) years.

Some of you attended the presentations on composting and recycling. The MRC Recycling Program was presented to all the municipalities in February and March of this year. The local Mayors' board is supposed to approve the program sometime in April, 2004. The program must receive the Quebec Government's approval before being adopted by the individual municipalities. The program calls for individual door-to-door pick-up (where possible) for recyclables, garbage and compostables.

Concerning the health care wards, we are happy to report that the government intends to approve the actual des Collines territory as an official socio-sanitary ward with little to no modifications. In other words, we expect that the services actually offered by the CLSC-CHSLD des Collines will not be changed.

I would like to remind your Association that our territory is actually served by a third hospital that is located not more than 20 minutes from the centre of Perkins. In fact, the Gatineau Memorial Hospital, in the village of Wakefield, offers emergency services within less than one (1) hour wait, which is quite different from the Gatineau or Hull hospitals. Why wait for two (2) to six (6) hours or more, for services when after a twenty (20) minute drive to the Gatineau Memorial Hospital, you can receive emergency help within one (1) hour?

Current contract negotiations with the MRC Police have commenced and are progressing as planned.

Finally, Ward 3 (our ward), will have its fair share of road upgrading this summer. I am not allowed to divulge the particularities, since the Municipal Council has not yet approved the program, but the total expenditures in our ward will amount to \$400,000.00.

Margaret C. Carey
Councillor of Ward 3
Tel.: 671-3278 Fax: 671-7480
E-mail: mccarey@storm.ca



CULTIVATING AND ACHIEVING ENVIRONMENTAL AWARENESS

It is through the individual and collective actions of both year-round and seasonal residents of our lakes that we may successfully achieve desirable environmental objectives, including lake water quality. Landowners, in particular are the only individuals responsible for necessary actions on their lot(s).

The Association is presently exploring the possibility of launching a program employing professionals and technologists who are not only knowledgeable in environmental considerations such as we are facing, but have experience working in situations which require interaction with property owners on a one-on-one basis. The result is the identification of specific actions that landowners will understand and can undertake on a voluntary basis to protect their shorelines and improve the water quality of our lakes.

In order to identify such a program the Association is holding discussions with a non-profit organization (Centre of Sustainable Watersheds CSW) which has conducted such a program in the Rideau Lakes Area of Ontario for the past two years. This program presently enjoys widely acclaimed success, particularly from landowners. We hope to have this program in place for 2005. Further details will be provided to you as they emerge. Meanwhile, your views, concerns and support for this objective would be appreciated. Please forward them to either your lake representative, any member of the Board of Directors, or directly to me.

Ron Malis
Lac Rhéaume Representative
Tel: (819) 671-0831
Email: hhrm@sympatico.ca



WHERE THERE'S SMOKE, THERE'S FIRE!!

Municipal bylaws require a burning permit for open fires of any kind, including camp fires.

Make sure that your guests and renters are also aware of this rule!

The person who causes a fire willingly or unwillingly will be fined and charged for any expenses related to extinguishing that fire.

Provincial Advisory Alerts: When an **alert** is stated for areas such as Val-des-Monts, that "no fires are allowed until further notice", fires that are seen will be reported along with the names of the individual(s) responsible. Heavy fines apply and even more important than a fine is the loss of enjoyment of our beautiful PSL domain.

Remember, fires destroy the wilderness, property and lives. As more people take to our country's wild land areas, wildfires are also on the rise. Through discarded smoking products, sparks, campfires etc., wildfires are often ignited and it is fires such as these, unplanned, uncontrolled and unnecessary that could be more easily prevented. This is your wilderness too, but remember, it also belongs to our wildlife and let's think about them too.



Water Quality Day, Saturday, July 17



The Federal of Lakes of Val-des-Monts (FLVDM) was formed in 2002 to develop and implement an action plan and associated strategies to improve the water quality of our lakes. It represents more than 25 lake associations under one umbrella.

This year, PSLL will host their third annual **Water Quality Day at the Municipal Library in Perkins on July 17th at 10:00 am.**

Although the agenda is not finalized at this time, we know of the following items: · water testing results of local lakes (including PSLL), by Henri Fournier, biologist with the department of the “Société de la faune et des parcs du Québec” ▪ septic systems program (including PSLL) ▪ one or two guest speakers ▪ question period ▪ and much more...

Please, plan to attend and show your support for a great initiative to PROTECT OUR LAKES!

More info will be posted on our web site psll.ca and at the mail boxes.

Info: Odette Surch, 671-3419

PSLL WEB SITE psll.ca

THANKS TO FRANCE JONCAS, we have a great web site that you can easily access at psll.ca

Just to name a few, you will find articles on:

- Water testing
- Septic systems inspection program
- PSLL Newsletters since 1996
- Minutes of Annual General Meetings since 1997
- Information on CLSC and MRC des Collines
- Important phone numbers and much more

The site is updated regularly.

You can also communicate with us through the web site at: info@psll.ca





ASSOCIATION PSLL MORATORIUM ON PRIVATE ROADS AND RIGHTS-OF-WAY IN THE OLD DOMAIN



The Situation:

Over the past year, the Association PSLL has received a number of requests for land transfers, cessation of rights-of-way, etc., on properties either that fall under its responsibility or that it owns. These requests are quite complex. To be resolved, they require a number of actions that are extremely time consuming and could incur costs beyond the Association's current financial capacity.

One of the major reasons for the complexity of these requests is that in 2000, the Province of Quebec undertook a "cadastral reform". Since this reform, quite a number of deeds/titles registrations for properties are erroneous and flawed, and the Association is caught in the midst of these registration problems; for example, the Association paying taxes on land it does not own, etc. Furthermore, some problems are not yet resolved with the original owner, Perkins-sur-le-lac Inc.

Because the requests with respect to land transfers, cessation of rights-of-way, etc., that are made to the Association require legal actions, the Board of Directors decided to hold a special meeting on November 23, 2003, to clarify property issues. With the most current maps in hand, the members of the Board of Directors discovered the following facts:

- There are numerous deeds/titles that need clarification;
- The time to invest and the complexity of this land search at the Provincial Land Registry Office is beyond the capacity of the Board of Directors;
- The costs that this property clarification endeavour would incur are beyond the current financial capacity of the Association, i.e. notary costs to undertake land title research, potential surveying and legal fees.

The Recommendations:

As a result of the findings at its November 23 meeting, the Board of Directors recommends the following be presented to the General Assembly:

- **That** Association PSLL will not make any decision concerning the transfer of property, the sale of land, nor abolish rights-of-way, including those of the Association and those affecting property owners or future property owners, for the next five years. However, in cases where the transaction does not affect the interests of existing or future property owners, and on the condition that the potential buyer defrays all the costs incurred, the Association may proceed with the transaction. Costs paid by the potential buyer shall include a complete search of the relevant property holding(s), implicated right(s)-of-way held by the Association, such as private roads, road access, beach access, etc., as well as costs relating to the surveying and severance of the property/properties in question.
- **That** an amount of money be allocated in the annual budget over the next five years to clarify the Association PSLL's property holdings and rights-of-way at the Provincial Land Registry Office to specifically determine the Association's property holdings and rights. For example, private roads, road access, beach access, etc. This research should be completed by the end of the five year moratorium.

The first recommendation mentions that there is a need for a five year moratorium to clarify the propriety issues that the Association is faced with. Furthermore, the recommendation also allows the Association to move ahead with a transaction if the titles are clear, if it does not infringe upon current and future property owners' rights, and if all of the fees linked with this transaction are incurred by the potential buyer.

The second recommendation stipulates that an amount of money be budgeted annually over the next five years to clarify the property issues that face the Association PSLL.

Please bring this motion to the meeting.