

ASSOCIATION PERKINS-SUR-LE-LAC



2011-2012

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Chevreuil

Vacant

June 2012

Visit: psll.ca

PRESIDENT'S MESSAGE 2012

This year is the 50th anniversary of the founding of the Property Owners Association of Perkins-sur-le-lac. The Association was created in 1962 with the primary goal of maintaining Blackburn Road. Over the past five decades, many volunteers have worked for the Association. On behalf of all property owners and residents of Perkins-sur-le-lac, I would like to thank these individuals who dedicated many hours to serve on the Board of Directors, the Executive Committee and various working committees. Volunteer dedication has enabled our Association to manage a wide-range of challenges and issues, as well as successfully accomplish a number of projects and objectives towards protecting the Domain and our waterways.

In order to celebrate this important milestone, the Board of Directors has formed an Anniversary Sub-Committee which is organising several special events for all age groups to help strengthen our community spirit. All Association members, residents and their families are invited to join us in celebrating our achievements.

The Association's strong reputation and standing within the community has enabled us to receive funding grants for the development of comprehensive guidance plans for the watersheds of Bataille, Rhéaume and Louise (Sucker) Lakes. These guidance plans have identified water quality problems and included action plans to implement corrective and preventive measures. The Association is also moving forward to develop similar guidance plans for Épinettes and Barnes Lakes (which drain into the Blanche River), as well as for Corrigan and Maskinongé Lakes (which drain into the Lièvre River).

Our Association's successful track record with guidance plans is also serving as a model for the Federation of Lakes of Val-des-Monts (FLVDM) in developing an integrated water management plan for the Blanche River watershed, which encompasses approximately 80 lakes and waterways within the territory of Val-des-Monts. France Joncas is representing our Association as part of the FLVDM's Project Working Group. Additional details on this important initiative can be found in this *Newsletter*.

For the past five years, the Association's level of membership retention has been quite stable (288 members on average) and we thank you for your continued support. Moreover, for the past few years, PSLL has been operating with a structural deficit. Steps have been taken to find additional revenues, such as *Newsletter* advertising, but it is not enough. For nine years, the membership fee has been \$40 per year; conversely, the Association's operating costs have increased substantially over this same period of time. During the budget deliberations last March, the Board of Directors concluded that the membership fee should be raised by \$5.00 to \$45.00 per year to address this structural deficit. A motion to approve the increase – effective January 1, 2013 – will be presented to members during the 2012 Annual General Meeting in July. Further background information on the proposed fee increase can be found in the *Newsletter*.

I wish to thank all the members of the Board and all the volunteers for their continued support and dedication. Many undertook a multitude of tasks, above and beyond their regular Board commitments.

Claude Bergeron
President



ANNUAL GENERAL MEETING

We look forward to seeing you at the **Annual General Meeting** on Sunday, July 15, 2012, 9:30 am (rain or shine).

Join your lake neighbours and friends at the Val-des-Monts Municipal Library [17 du Manoir Road] in the J. A. Perkins Room. It is located in the municipal complex directly across from Le Marché Richelieu in the village. To help expedite membership registration and the receipt process, please complete the membership form (p.21) attached to your PSLN Newsletter, and mail it well in advance of the meeting. Your timely attention is greatly appreciated.

The Association will be hosting a light lunch immediately following the AGM.

Association PSLN

BOAT LAUNCH ACCESS

All nine lakes within the Domain are private and are not open to public access. This year the gate at the Bataille Lake boat launch will be closed to coincide with the trout fishing season: April 27 to September 16, 2012. If you need to launch or remove your boat during this period, please review this checklist and then call one of the persons listed below.

- Make arrangements 24 hours in advance.
- If you are not a member of PSLN, there is a \$10.00 (cash only) fee for "each" time the gate is unlocked for you.
- Members in good standing are admitted free of charge.
- Personal water crafts (jet skis) and wake boats will not be admitted.
- Check your bilge and empty it well away from any body of water. Bilge water picked up elsewhere can contaminate our lake(s) with a variety of problem organisms (such as milfoil).

The following volunteers have a key:

Paul	819 671-4090
Denis	819 671-2633
Diane	819 671-1435
David H.	819 671-0249
David K.	819 671-8377

HAPPY BOATING!

Association PSLN



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TO REACH US

Property Owners Association of PSLN psll.ca
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YOUR MEMBERSHIP COUNTS!

Congratulations to everyone who paid their membership fees and to those who canvassed for members! Last year we reached the 291 mark which brings the participation rate up to 58.6%!

The principal purpose of The Property Owners Association of Perkins-sur-le-lac is to maintain and improve the quality of life of our lakes, shorelines and country environment. The presence of a dynamic lake association gives hope for the future of our lakes. The success of PSLL in realising its mission is directly attributable to its volunteers, to your participation, and your membership renewal. Your 2012 support will provide PSLL with more opportunities to actively participate in projects and support like-minded organisations.

Some of the benefits include:

- Conduct water testing of our lakes (E.-coli and phosphates) – dating back to 2002.
- Coordinate yearly fish stocking (since 1989).
- Actively participate in various environmental associations, such as the Federation of Lakes of Val-des-Monts, where regional and provincial issues and legislation are discussed and promoted.
- Provide subsidies to help maintain our private roads within the Domain (these roads access the majority of our residences).
- Install signs for our collective protection: “Private Road” and “No Hunting”.
- Promote shoreline and forestry management.
- Promote safe boating and speed regulations.
- Liaise with MRC des Collines on safety issues (boating, ATVs, etc.).
- Maintain the Bataille Lake beach and manage the members’ boat launch by controlling access and preventing the infiltration of harmful organisms.
- Ensure legal representation to protect our collective holdings.
- Issue regular communications on issues important to all members via the *Newsletter*, PSLL web site, and Annual General Meeting.
- Keep the Association’s financial registers up-to-date, account for the Association’s funds (membership fees and donations), and assets, and prepare detailed financial reports.

Each year, at the Annual General Meeting, your Board of Directors presents to the membership a complete report of Association activities. (For more details visit psll.ca)

MEMBERSHIP PERCENTAGE FOR 2011			
LAKE	OWNERS	MEMBERS IN GOOD STANDING	PERCENTAGE
Barnes	72	37	51.4%
Bataille	175	105	60.0%
Chevreuil	10	5	50.0%
Corrigan	10	4	40.0%
Épinettes	7	6	85.7%
Louise	16	10	62.5%
Maskinongé	21	11	52.4%
Rhéaume	176	108	61.4%
Truite	10	5	50.0%
TOTAL	497	291	58.6%

All property owners enjoy the full range of benefits. Association PSLL is grateful for your continued support. If you are aware of a neighbour or property owner who is not a member, please encourage them to join the growing number of members who help us continue our mission.

Membership Committee: David Hodgkin 819 671-0249

YOUR ENVIRONMENTAL COMMITTEE AT WORK!

Fish Stocking

This year, \$3,264 was spent throughout the Domain to stock fish. This amount was split between the Association's \$1,500 budget allocation and \$1,764 in contributions from the fishers from our lakes. Once again, PSLI stocked certain lakes with Rainbow Trout in the fall of 2011 and others with Brook Trout in the spring of 2012. Some lakes received both species. This selection for stocking was made after researching stock species, native fish populations in our lakes and discussion with fish stocking experts. Rainbow and Brook Trout are able to well survive the conditions in our lakes (temperature, acidity, oxygen levels, etc.). In addition, anglers have reported good catch results with these species. We are looking forward to hearing more from you about the results of our two-species stocking program. If you would like to know more about which lakes were stocked with Rainbow Trout and which lakes received Brook Trout, please contact your Lake Representative!

The Environment Committee will continue to control and manage fish stocking throughout our lakes. There is a risk for environmental damage if individuals bring fish in from outside lakes. Invasive aquatic plants and organisms can be accidentally introduced to our waters and devastate our lakes' ecology, not to mention your home and cottage property values!

Annual Water Testing

The Environment Committee and other volunteers completed testing of phosphate levels in our lakes in April 2012. Testing for E.-coli occurred in August 2011. Generally speaking, the results for our lakes continue to be very good. The detailed results for all of the test sites on all of the nine lakes will be available at the AGM.

If you have a boat and are willing to help with water testing, please let us know! Thanks to everyone for continuing to keep our lakes clean!

Annual Tree Distribution

The watershed committee of COBALI, ABV des 7 and the MRC des Collines made free trees (saplings) available to lake associations through the Federation of Lakes of Val-des-Monts. In 2011, the PSLI Association distributed about 625 trees to members eager to re-forest their properties and improve their shorelines! If any of you would be interested in receiving free trees for your lake-front properties next spring, please let us know by e-mail info@psll.ca or contact your Lake Representative.

Work Plan

The full work plan of the Environment Committee is available on the PSLI web site psll.ca. In fact, the work plans of all of the Association's committees are there! Check them out! Offer your help!

Good fishing and don't forget your permit!

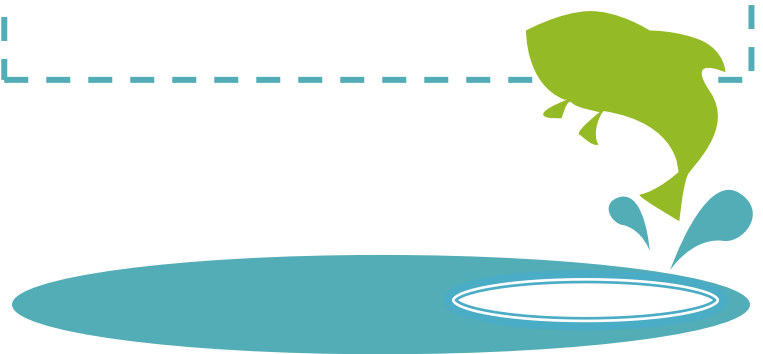
Chris Hemmingway, Co-Chair, Environment Committee

STOP THE INVASION!

Zebra mussels, spiny water flea and other invading species are spread by boats. Before entering any body of water, follow these steps to ensure you do not spread invading species:

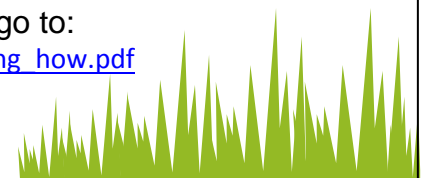
- **Inspect** your boat, trailer and equipment.
- **Remove** visible plants or animals.
- **Drain** all the water from the motor, live well or transom well on land, well away from any body of water.
- **Empty** bait buckets on land, well way from any body of water.
- **Never release** live bait.
- **Wash / Dry** your boat, trailer and equipment. Some species can survive out of water, so it is important to:
 - ✓ **Rinse** with hot tap water (> 40° C), or
 - ✓ **Spray** with high pressure water (250 psi), or
 - ✓ **Dry** your boat and equipment at least five days before moving to another body of water.

CLEAN BOATS MEAN CLEAN WATER!



GARBAGE COLLECTION AND RECYCLABLE MATERIALS

For more information go to:
psll.ca/e/005/005_recycling_how.pdf



ATTENTION BOATERS ON BATAILLE, BARNES AND RHÉAUME LAKES

There is a great deal of enjoyment in swimming, fishing, water skiing, tubing, and using our lakes and shores for all kinds of safe recreation and leisure activities. Your Association promotes the safety of boaters and other users of our lakes, and advocates for the protection of the aquatic environment. Please reduce your speed near swimmers and obey the regulations while meeting or passing other water craft, including sailboats, canoes, kayaks and windsurfers.

Remember, everyone on board your pleasure craft must have and should wear a Canadian approved appropriately sized flotation device (either a lifejacket or personal flotation device) that is in good condition.

WAKE BOATS BANNED FROM BATAILLE LAKE BOAT LAUNCH

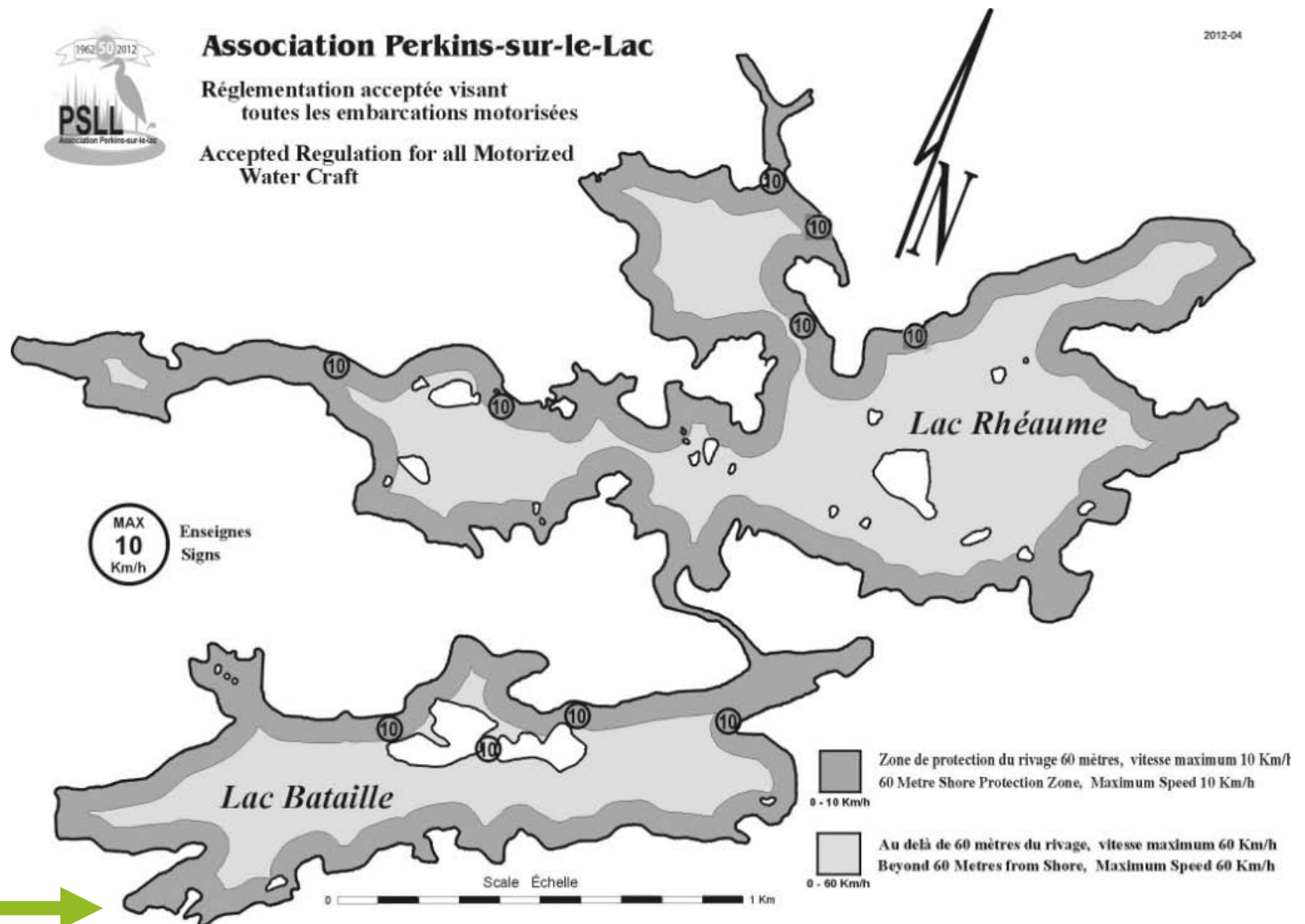
During the July 17, 2011 Annual General Meeting, the membership voted unanimously to ban wake boats from using the Bataille Lake boat launch. Wake boats and personal water craft will not be given access to the boat ramp. This ban is in no way meant to restrict, or limit, recreational boating which has been a feature of our three largest lakes. Recreational boating is welcomed; however, drivers are reminded to be courteous, respectful of the environment, of the rule of law, and obey posted speed zones along our lakes.

PSLL is not alone in adopting this type of ban: in January 2011, the Municipality of Val-des-Monts adopted a by-law for its public boat ramp at Pélissier Beach. The M^{ac}Gregor and St-Pierre Lake Associations are also looking to adopt a similar regulation for their public access boat ramps.

For more information go to: psll.ca/e/004/004_wach_your_wake.pdf

Association PSL

HAVE FUN ON THE WATER THIS SUMMER AND SAFE BOATING TO ALL!



WORKING GROUP FOR AN INTEGRATED WATER MANAGEMENT PLAN FOR VAL-DES-MONTS LAKES AND WATERSHEDS PROJECT

The management of the water catchment basins of the Blanche River takes into account the various uses and factors of water (environmental, social, political, economic, and cultural). To this end, the Federation of Lakes of Val-des-Monts (FLVDM) has partnered with the Agence Bassin Versant des 7 (ABV des 7) to develop a watershed management plan for the Blanche River that affects the 80 lakes and waterways within the Municipality of Val-des-Monts.

The **Integrated Water Management Plan for Val-des-Monts Lakes and Watersheds** (ILMPVDM) is a lake characterisation study that will provide a “snap shot” of our lakes’ water basins in order to prepare a comprehensive guidance plan that will identify water quality problems, and includes an action plan to implement corrective and preventive measures. The Project will also provide an opportunity for other like-minded stakeholders to collaborate towards improving the overall water quality for our lakes.

The Project will be carried out in three phases. Phase I will focus on the lake characterisation studies, including diagnoses of the watersheds, and the drafting of the guidance plan. Phase II will centre on implementing the recommendations arising from the guidance plan, followed by monitoring and evaluating the Project (Phase III).

The proposed methodology will be the same that was developed by COBALI (Lièvre River Watershed Committee), the organisation that prepared the watershed Guidance Plans for Rhéaume, Bataille and Louise (Sucker) Lakes. These reports have been posted on the Association’s web site and can be found at psll.ca/e/002/~002_index.htm#studies.

Why develop an integrated water management plan?

- It avoids fragmented sector-based management of water usage.
- A guidance plan is the best method to monitor the multiple dimensions and complexities of water use.
- Effectively manages water and eco-systems through increased citizen participation.
- Recognises that every action, intervention, project and policy have repercussions for susceptible water and aquatic eco-systems.

Water-related recreational tourism is the main economic driver of Val-des-Monts. If an action plan – complete with short-term, medium-term and long-term objectives – is not developed, water quality could rapidly deteriorate leading to a reduction in tourism, fewer businesses within Val-des-Monts, the devaluation of waterfront properties, and shrinking tax revenues for the Municipality!

Let us work together to ensure that our children inherit ecologically sustainable lakes and waterways.

France Joncas
Association PSLL Representative,
Working Group for ILMPVDM



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BACKGROUND INFORMATION ON THE PROPOSED 2013 MEMBERSHIP FEE INCREASE

Although the Association has fairly healthy reserves in the bank, your Board of Directors concluded that PSLL should not continue to eat away at its reserve funds without evaluating its operating costs, including whether the Association has adequate revenues to meet its financial obligations. Last June, members in good standing were mailed copies of the Association's *2011 Financial Statement*, as well as the *2012 Projected Budget*. Unfortunately, both financial reports are in deficit.

During March 2012, the Board of Directors discussed the Association's financial situation at length. The Board's view is that its current operating costs should be met with adequate membership revenue. In order to balance the budget, Board members recommended increasing the membership fee to \$45, starting January 1, 2013. Members will be asked to vote for this proposal during the Association's upcoming Annual General Meeting next July.

Below is an overview of the rationale for increasing the Association's membership fee.

1. Water Testing

The quality of our water is our most important asset, both collectively and individually. It drives not only our property value but also our enjoyment. To maintain that quality of life, the Association regularly conducts water tests.

In earlier years, testing took place on three lakes. However, the Association now conducts water tests on its nine lakes, collecting over 125 water samples. Although the Association receives a preferential rate for lab costs (when compared to an individual's unit cost – well in excess of \$45) the cost of water testing has substantially increased.

2. Private Roads and Taxes

Just as your property taxes increased in 2012, so have the taxes that the Association pays for its private roads and the Bataille Lake Beach. Some may ask why not sell off this property and/or cede the roads to the Municipality? This would have more negative consequences than positive ones. If the Bataille Beach is sold to the Municipality, it may become open to the public. As for the Association's roads, the majority of property owners would end up losing large tracts of their private property to bring the roads up to Municipal standard, while incurring significant local improvement taxes. (Further details on the Association's private roads can be found in this *Newsletter*.)

3. Property and Liability Insurance

All of the Association's private roads are insured, as required by law. The policy also covers liability insurance for the Bataille beach and boat launch, the Board of Directors, as well as all of the other volunteers working on behalf of the Association. It would be imprudent to let the Association's insurance on our roads and beach lapse; it would also make it much more difficult to attract volunteers.

4. Fish Stocking

Yes, fish stocking is a discretionary expense and some have advocated that this should be cut. However, it has been estimated that if the \$1,500 allocated to fish stocking were eliminated, the Association would lose approximately 100 members, creating a \$4,000 reduction in current membership revenue.

5. Newsletter and Web Site

The lifeblood of any organisation is communications. Over the years, production costs for the *Newsletter* have increased (lay-out, graphics, paper, printing, postage). Logically, one could cut the size of the *Newsletter* and also opt for electronic distribution. However, many members have repeatedly told us that they enjoy the variety of articles. In addition, not all members have e-mail addresses. As a means to offset production costs, Board members have solicited advertising fees from local businesses.

Your Association's web site has grown over the years. So much so, that PSLL must now pay for server space and e-mail services which were previously free.

6. Site Improvements

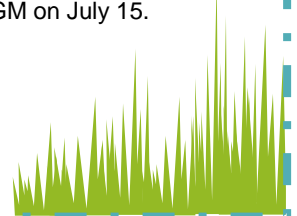
In real estate, a key term is "curb appeal": if a property does not look neat and well maintained then it drops in value. Since last fall, money has been spent to beautify the Domain. Volunteers have replaced, repaired and re-painted the lake listing signs at the intersections of Chêne-Rouge / Bataille and Blackburn Roads. Similarly, footings were poured to install bulletin boards at these two sites, as well as one located on Blackburn at Barrière Road. The Bataille boat launch fence was replaced with a cedar hedge.

7. Advocacy

The Association is an active member in the Federation of Lakes of Val-des-Monts. Presentations are regularly made to the Municipal Council and, on occasion, the Quebec Government. PSLL is viewed as a credible intervener within the Outaouais. This advocacy work entails volunteer time and expenses (such as travel) to attend meetings.

Your Association is working very hard to maintain and improve the quality of life of our lakes, shorelines, country environment, and property values. All we ask is that you continue to give us your support for this important volunteer work in the amount of a \$5 increase. Your investment is worth this small increase. Please come and show your support at the AGM on July 15.

Association PSLL, Board of Directors



MESSAGE FROM OUR MUNICIPAL COUNCILLOR

Hello! Thank you to the PSL Board of Directors for providing me with space in your *Newsletter* to update you on several ongoing files.

The high-speed Internet project is still on track despite a small hiatus due to technical delays. More than \$800,000 in funding is available from "Villages branchés" (Connected Villages), a provincial program for rural communities. In early March 2012, project tenders were solicited; results are expected by the end of April. The successful bidder will install the infrastructure to bring high-speed Internet to Val-des-Monts. Following the installation, a service provider (Bell, Rogers, or other) will be selected. Of course, this will take time to organise, but I remain optimistic as the process is well underway.

The issue of domestic pets is a preoccupation for many residents. Due to the rise of the beaver population, trapping takes place within Val-des-Monts. I especially encourage you to be vigilant and responsible towards your pets when staying at the cottage. It would be a shame to have a family pet injured. If you notice a stray pet, please call the Outaouais SPCA at (819) 243-2044. For more information on trapping, contact the Municipality at (819) 457-9400.

Members of the Council supported my request to re-pave Blackburn Road thanks to last year's petition. We are currently evaluating the project costs; requests for tenders will soon follow. Shortly thereafter, we will be in a position to confirm when the resurfacing will begin this year.

I encourage you to support your Association. I am also available if you need more information. Let's continue to work together.

Think about the environment and have a great summer!

Jacques Laurin, Councillor, (819) 671-0685 or jacques135@sympatico.ca

TRAPPING IN THE DOMAIN!

A few residents have reported sighting traps within or close to the Domain. Sadly, in past years some family pets have been caught and, in rare cases, killed. The purpose of this article is to inform you of the trapping that takes place within areas of our Domain and to reinforce the view that pet owners should take care by being vigilant and walk their pets on leash.

Provincial law governs trapping, hunting, and fishing in Québec and specifies the conditions under which licences can be obtained. The licence identifies the areas where the licensee can trap / hunt and specifies the types of trap that can be legally used. The *Act* also states that dog owners should not allow their dog(s) to run at-large in areas where big game is found. The *Act* further notes that, in a spirit of courtesy and respect for others, trappers must be careful where they set their traps (i.e. if in a farming or populated area) and take precautions to avoid capturing domestic animals. Additional information on trapping can be found on the Québec Ministry of Natural Resources' web site at: www.mrnf.gouv.qc.ca/english/publications/online/wildlife/trapping-regulations/index.asp

Hundreds of acres within our Domain and its surrounding areas belong in large part to the Crown, Forestier Lauzon, PSL Inc. (Guy Audette), and private individuals. These land owners have permitted trapping on their properties for beavers and other fur-bearing animals. There is no doubt that traps have been installed – and will continue to be installed – close to privately held properties within the Domain.

Many areas of the Domain have problems with beavers – flash floods have occurred – and local road committees have pressured the local developer to solve the problem of dams. Trapping is occurring where we walk with our pets and most of it is legal. Please be vigilant and don't let your pet run loose.

Association PSL



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Pharmacie François Éthier



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Marc Fournier, A.G.
Christian Nadeau, A.G.

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Téléc.: 819 671-5200



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NOTICE REGARDING AMENDED PROPERTY PROCEDURES CRITERIA

At the 2011 Annual General Meeting (AGM) of the Association, the assembly voted to adopt the [Property Procedures Criteria](#) document, as presented by Tony Bernard, Chair of the Property Holdings and Issues Committee (PHI).

Subsequent to that meeting, the Board of Directors approved an amendment whereby the minimum purchase price for any property owned by the Association PSLL would be set at \$1,000. A copy of the [proposed amended procedures](#) document has been included as an insert with the *Newsletter*.

The amendment was based on a desire to streamline the process by eliminating confusion and excessive debate over future property values (it is only a minimum) and was also based on the fact that three (3) previous sales had each been set at \$1,000, thus setting a precedent.

During the 2012 AGM, the membership will be asked to ratify the Board's decision of September 10, 2011.

Tony Bernard
Chair, Property Holdings and Issues Committee

10TH ANNUAL WATER QUALITY DAY SATURDAY, JUNE 16, 2012, 10:00 AM TO 12:00 NOON

This year the **WATER QUALITY DAY** will take place at Thibault Park Community Centre in Saint-Pierre-de-Wakefield. This meeting is an excellent opportunity to view presentations on the water quality of our lakes within Val-des-Monts and to hear experts talk about the environmental issues in our milieu.

Come and join other Association members, your neighbours, your elected municipal officials and several representatives from organisations responsible for our environment.

For more information, please visit the Federation of Lakes of Val-des-Monts web site: www.federationdeslacs.ca

DID YOU KNOW...

FLVDM – FEDERATION OF LAKES OF VAL-DES-MONTS

The Federation of Lakes of Val-des-Monts is a not-for-profit, volunteer-based organisation comprised of representatives from 21 lake associations within the Municipality of Val-des-Monts. The FLVDM's goal is to encourage all the lake associations of Val-des-Monts to work together towards protecting the water quality of our lakes. It is a unique community-based organisation in Quebec.

For more information, consult their web site at:
www.federationdeslacs.ca



COBALI – LIÈVRE RIVER WATERSHED COMMITTEE

Created in 2004, the Comité du bassin versant de la rivière du Lièvre (COBALI) (Lièvre River Watershed Committee) is an issue table (consultation – discussion group). Its mission is to protect, improve and value the water resources of the Lièvre River, the Blanche River and Pagé Creek watersheds, and their related resources and habitats, in a context of sustainable development, and work jointly with those involved in water issues.

For more information, consult their web site at: www.cobali.org



DID YOU KNOW...

WATERSHED GUIDANCE PLAN OF LAC LOUISE (SUCKER)

In 2011, the property owners on Louise Lake put forward a proposal to develop a **water guidance plan** for their lake. The overall objective of the proposal is to protect the integrity of the lake – chemical, physical and biological – and to ensure that environmental concerns are not over shadowed by social and economic development. The Association, in collaboration with the COBALI, obtained crucial funding from the Conférence des élus de l'Outaouais (CRÉ-O). The Municipality of Val-des-Monts and the Federation of Lakes of Val-des-Monts (FLVDM) were also affiliated with the project.

During the summer, volunteer residents on Louise Lake completed the shoreline characterisation protocol of their lake. The residents benefitted from the expertise and professionalism of biologists who assisted them in collecting the on-site samples, interpreting the results of the data collected, and mapping the various lake characteristics.

The *Watershed Guidance Plan for Louise Lake*, prepared by the COBALI biologists, was submitted last December. A few recommendations stemming from the report are noted below.

- Results on the use and management of the shoreline:
 - **Recommendation:** Encourage the property owners to preserve the natural vegetative state of the shoreline in order to reduce negative impacts on the lake's water quality.
 - ✓ Visual clearings which are greater than 5 metres.
 - ✓ All vegetation within 15 metres from the shore should not be removed or pruned.
- Waste water treatment:
 - **Recommendation:** In 2012, the residents of Louise Lake will be integrated into the Municipality of Val-des-Monts' septic installation inspection program, which also monitors the levels of waste solids and scum. The results of these inspections will be available next spring. Overall, the residents use artesian wells for their potable water needs and individual septic systems to manage their waste water discharges.
- Sites judged to be problematic on Carouges Road:
 - A vacant trailer and septic systems were found in the sand pit located at the end of Carouges Road, just beside a small waterway that drains into the lake. Oil discharges were also visible. **Recommendation:** To limit waterway pollution, it is recommended that all harmful substances should be properly disposed of in accordance with present-day standards. The Municipality of VDM is to follow-up.
 - The absence of a drainage canal exacerbates road **erosion**, which contributes additional sediments to the natural forest detritus. **Recommendation:** To reduce surface water run-off and erosion of the road, it is recommended that the feasibility of installing a drainage culvert be further studied. It is strongly advised that the culvert be of an appropriate diameter, installed according to best practices, and minimise sedimentary discharges at the site. The Municipality of VDM is to follow-up.

The full report (French only) has been uploaded to the site at: psll.ca/f/002/002_cobali_guide_plan_louise.pdf

INFORMATION PANELS AND SIGNS

Information panels are being built and will be installed at the Bataille Beach and at the entrances of Barnes Lake and du Chêne-Rouge Road in 2012.

The three (3) signs indicating the lakes within the PSLI Domain will be re-painted and reinstalled in 2012.

BATAILLE LAKE BEACH

Bilingual signs have been posted at the boat ramp at Bataille Lake to ensure that boats are cleaned and their bilges are empty and free of all weeds and weed fragments. The signage also warns property owners that wake boats and jet skis will not be permitted access.

FLVDM

Claude Bergeron, PSLI's President, currently sits as the First Vice-President on the FLVDM Executive Committee. Two members of the Association's Board of Directors have been accepted as back-up replacements: Chris Hemmingway and Gladys Guérin.

FACEBOOK

The Association has a  address: www.facebook.com/perkinssurlac.



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THE 7 COMMANDMENTS FOR SHORELINE PROPERTY OWNERS

I WILL PROTECT THE SHORELINE.

Protect a 10 to 15 metre-wide band along the shoreline by letting nature take its course. Trees, bushes and grasses capture nutrients carried by rain, protect shores against erosion, and shelter animals. Whatever views you may lose, you will gain in biodiversity.

I WILL NOT USE FERTILISERS.

Chemical and bio-organic fertilisers contain elements that support growth of Cyanobacteria (also known as blue-green algae).

I WILL TREAT MY WASTE WATER.

Your septic tank should be emptied every two years. Newer technologies better retain phosphates.

I WILL CLEAN WITHOUT PHOSPHATES.

Use phosphate-free soaps when showering, bathing, doing dishes and laundry.

I WILL RESPECT NATURE.

Show that you like Nature. Keep your property covered in natural growth. Reduce the surface area of roof-tops, laneways, walkways and patios. Compacted soil facilitates unimpeded water run-off which sheds nutrient-rich rainwater directly into the lake.

I WILL NAVIGATE GENTLY.

On smaller lakes, motor boats increase erosion and stir-up phosphate loaded sediments. Navigate slowly or, better yet, row.

I WILL CREATE A "RAIN GARDEN".

A "rain garden" is comprised of indigenous flowers and bushes planted in a small depression, thereby allowing rainwater to percolate into the soil. One can also use a barrel to collect rainwater by connecting it to the downspout of an eaves trough.

Adapted from: Québec Science / May 2008



PETITION TO RE-PAVE BLACKBURN ROAD

On October 18, 2011, the Association presented the Val-des-Monts Municipal Council with a 600-signature petition, to re-pave Blackburn Road. Approximately fifteen (15) PSSL members attended the session.

André Malette, Director of Public Works, informed PSSL that the Municipality agreed to completely re-surface the paved portion of Blackburn Road.

In March 2012, Municipal Council adopted a resolution to borrow the funds to finance all their local road improvements; approximately \$1.5 million will be allocated towards Blackburn Road. To cover the cost of the loan, the Municipality will levy a 15-year "local improvement tax", which will be borne by **all** Val-des-Monts taxpayers.

This summer, the Municipality will be developing the engineering plans for its road projects. The Blackburn project could start as early as this fall. If not, Mr. Malette has assured the Association the work would commence in the spring of 2013.

This is all conditional upon the Quebec Government granting the Municipality permission to incur debt. In the event the Province rejects the proposal, the Municipality will proceed with its original plan to re-pave the first section of Blackburn Road in 2012 – from Highway 366 to Mud Bay – with no additional costs to PSSL property owners.

Without the help of volunteers, none of this would have happened. Many thanks to each and every one of you!

Association PSSL



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50TH ANNIVERSARY CELEBRATIONS COME CELEBRATE WITH US!

FIREWORKS LAC BARNES

- **Organisation:** PSLL Recreation Committee
- **When:** July 1, 2012 at 9:30 pm
- **Where:** 72 Lac Barnes Road (Clayton Devine and Rita Legault are hosting it)
- **What:** 40 to 45 minutes fireworks display
- **Cost:** \$25.00 per family, no person limit

*Bring your own chairs, snacks
and beverages*

*Recreation and Social Activities Committee:
Clayton Devine at 819 671-0672 or 613 841-5950*

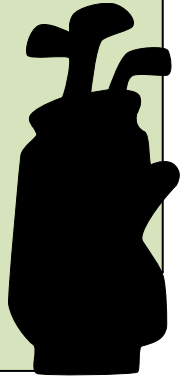
GOLF TOURNAMENT

- **Organisation:** PSLL Recreation Committee
- **When:** July 28, 2012
- **Where:** Golf Tecumseh, 475 St-Louis Street, Gatineau (Gatineau Sector)
- **What:** Golf tournament in teams of 4 players, dinner, prizes
- **Cost:** \$100.00 all inclusive – green fees, golf cart, and dinner
Dinner only: \$25.00

Tecumseh can accommodate a maximum of 144 participants. Deadline to confirm your participation is **July 14, 2012**.

A registration form is posted on the web site at:
psll.ca/e/001/~001_50_index.htm

*Recreation and Social Activities Committee:
Clayton Devine at 819 671-0672 or 613 841-5950*



1ST ANNUAL REGATTA

- **Organisation:** Ad-Hoc Committee
- **When:** August 5, 2012 (time to be confirmed)
- **Where:** Bataille Lake Beach
- **What:** Corn roast, water games, paddle your way over, decorate your boat, garden tours
- **Cost:** Free
- **Corn and BBQ:** Available for a fee
- **Sale of artisan crafts**

Bring your own chairs, snacks and beverages

Chris Hemmingway 819 671-8084

WINTER TRAIL – BARNES LAKE

PSLL members' cross-country ski and snowshoe trail was open last winter. The trail is a five (5) kilometre loop through picturesque forest; it begins and ends at the end of Lac Barnes Road. The trail is marked. The Barnes Lake skating loop (1.5 km) was also open and well used.

Nine (9) cross-country and snowshoe trails have been plotted on a map of the PSLL Domain (psll.ca/e/006/006_barnes_x_country_ski_trails_2011.pdf). These trails range from 5 to 12 km in length, totalling about 76 km.

*Recreation and Social Activities Committee:
Clayton Devine at 819 671-0672*

WHY IS PSLL IN THE BUSINESS OF OWNING ROADS?

The Property Owners Association of Perkins-sur-le-lac (the Association) often receives questions about why we own and maintain roads. The answer lies in what led the Association to make the purchase.

In the 1960s, the first lakes were accessible on roads that were built by Mr. L.J. Grégoire, the original developer and owner of "Perkins-sur-le-lac Inc.". At that time the Domain was private, gated, and open to members only. In the late 1970s, members of the Association monitored the condition of those private roads and found that they were less than satisfactory. They banded together and persuaded the Municipality of Val-des-Monts to take ownership of Blackburn Road (from Route du Carrefour [Highway 366] to Blackburn Road North) and Bataille Road. Consequently, a road improvement levy was added to the local property taxes until the loan was completely reimbursed, twenty years later.

In the 1980s, Mr. Grégoire sold "Perkins-sur-le-lac Inc." to Mr. Guy Audette who carried on the responsibility of maintaining the original private roads in the old Domain while he opened up new roads, such as Chêne-Rouge, Martins-Pêcheurs and Harfang-des-Neiges, to name but a few.

In early 1999, Mr. Audette informed the Association of his intention to sell the Bataille Lake Beach and the existing boat launch. This meant the possible re-construction of a community centre with full public access.

During the 1999 AGM, members expressed concern that on weekends, and during the summer, visitors from outside the Domain would overwhelm the Beach and Lake, impinge on our quality of life, and negatively impact the lake ecology. The Association's Board of Directors received a unanimous mandate to investigate the costs involved to purchase the Bataille Lake Beach properties.

During the 2000 AGM, members were presented with the Association's findings, including an overview of a legal opinion to determine what the Association could do to preserve its rights with regards to the Beach. The Municipality confirmed in 2000 that the two beach lots could not be built upon. Members in attendance instructed the Association to pursue the acquisition of the Bataille Lake Beach.

In September 2000, the Association offered Mr. Audette \$5,000 to purchase the two lots that comprised the Beach. Mr. Audette agreed with one caveat: the Association must also take ownership of the private roads in the old Domain. It was an all or nothing deal. Nonetheless, the Board of Directors saw the benefits of owning the roads, protecting the Beach and Lake, and preventing the potential negative impacts of public access.

The registered deed indicates that the Association (previously named the "Perkins-sur-le-lac Property Owners' and Residents' Association") became the owner of the Bataille Lake Beach, including the 29 private roads in the old Domain, on January 24, 2001. The purchase was noted in the minutes of the 2001 AGM.

The majority of the private roads in the old Domain are difficult and costly to bring to municipal standards. Widening these roads would result in significant changes to the landscape of the adjacent properties. The costs would result in decades of increased "local improvement taxes" borne by the 497 property owners within the Domain.

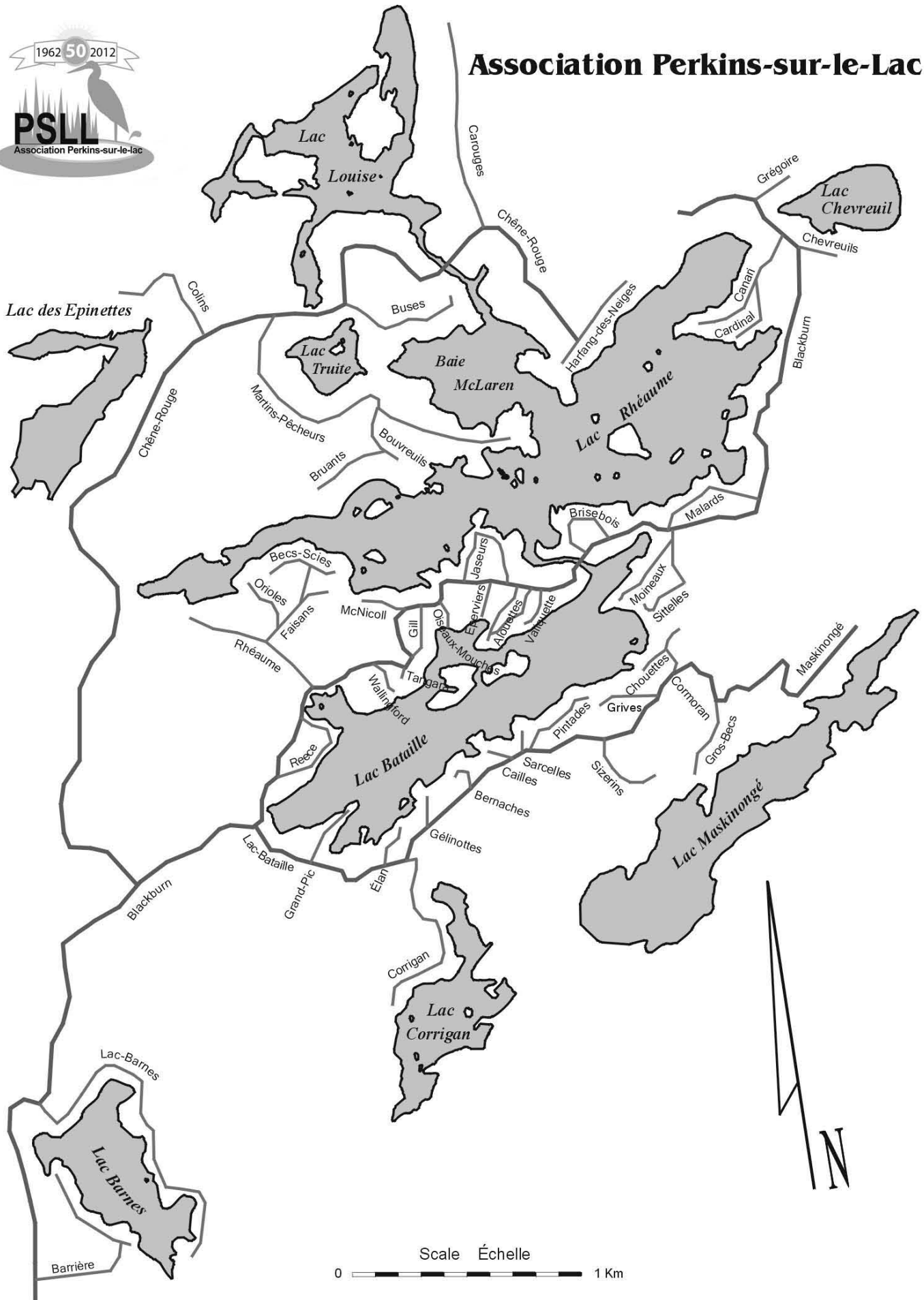
The Association acts on behalf of its membership and continues to do so, as in the case of our roads. From its membership fees, the Association offers small road improvement grants, and, pays the property taxes and liability insurance for these roads. The Association holds that this approach is the best long-term option, both financially and environmentally.

Association PSLL

 <p>MUNICIPALITÉ DE VAL-DES-MONTS 1, ROUTE DU CARREFOUR VAL-DES-MONTS (QUÉBEC) J8N 4E9</p> <p>Jacques Laurin Conseiller - District numéro 3</p> <p>Tél. : 819 671-0685 Télécopieur : 819 457-4141 Courriel : jacques135@sympatico.ca</p> <p>www.val-des-monts.net</p>	 <p>DESNOYERS LAROCHÉ Notaires et conseillers juridiques s.e.n.c.r.l.</p> <p>Sylvie Arsenault B.A., L.L.L., D.D.N. Notaire associée et médiateur</p> <p>160, boulevard de l'Hôpital bureau 400 Catineau (Québec) J8T 8J1 Tél. : 819 561-2224 Télééc. : 819 568-3535</p> <p>sarsenault@desnoyerslaroche.com</p>
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Association Perkins-sur-le-Lac



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- For trapping in season (Autumn after October 22):
Mario Boucher 819 671-8457

Dogs and Other Domestic Animal: (Municipal By-Law N° 03-RM02):

- Dog licences and services
(Outaouais SPCA) 819 243-2004

Other Animals (bears, etc.):

- Wild life Protection – MNR QC 819 246-1910
- Poaching – MNR QC 1 800 463-2191

BEACH – Lac BATAILLE

Gate Access (Please call the day before):

- Paul 819 671-4090
- Denis 819 671-2633
- Diane 819 671-1435
- David H. 819 671-0249
- David K. 819 671-8377

BIRDS

- Wild Bird Care Centre 1 613 828-2849

BOATING

For dangerous boating contact:

- MRC des Collines Police 1 888 459-9911

BUILDING PERMITS

- Municipality of Val-des-Monts 819 457-9400
ext. 2315 or 2220

FEDERATION OF LAKES OF VAL-DES-MONTS

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- Municipality Reception 819 457-9400

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- Hospital – Wakefield 1 819 459-1122

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- Councillor, Jacques Laurin 819 671-0685
Email: jacqueslaurin@val-des-monts.net
- Complaints 819 457-9400, ext. 0
- Weekends 819 457-9400, ext. 1

NEWSPAPERS

- Ottawa Citizen 613 596-3590
- Le Droit 613 562-0222
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NOISE / DISTURBANCES

- MRC des Collines Police 1 888 459-9911

POLICE

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- Non-urgent calls 1 819 459-9911
or toll-free 1 888 459-9911
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or toll-free 1 877 459-2422

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- Canada Post 1 866 607-6301

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Municipal:

- Complaints 819 457-9400, ext. 0
- Weekends 819 457-9400, ext. 1

Private (contact your local road committee)

- Lac Barnes Road, Rita Bigras 819 671-0672
- de la Barrière Road, Line Alfred (c) 819 671-3344
- Pintades Road, Jean Montgrain 819 671-7545
- North Rhéaume Road, David Neve 819 671-1392
- West Rhéaume Road, David Hodgkin 819 671-0249

SEPTIC SYSTEMS / PERMITS / PUBLICATIONS

- Municipality of Val-des-Monts 819 457-9400
- Pumping:
See the Yellow Pages under Septic Tanks – Cleaning

SHORELINES

- See the Municipal publication,
Environmental and Land Use Planning
- Contact the Municipality 819 457-9400

TELEPHONE

All services including disconnections, defective lines, etc.:

- Quebec Bell Customer Services 819 310-7070

Avis de Convocation

Meeting Notice

ASSEMBLÉE GÉNÉRALE ANNUELLE

Le dimanche 15 juillet 2012
9 h 30 à 12 h 30
Centre communautaire J.A. Perkins
Salle J.A. Perkins
17, chemin du Manoir
Val-des-Monts (QC)



ANNUAL GENERAL MEETING

Sunday, July 15, 2012
9:30 am to 12:30 pm
J.A. Perkins Community Centre
J.A. Perkins Room
17 du Manoir Road
Val-des-Monts, QC

L'ORDRE DU JOUR PROVISOIRE

PROPOSED AGENDA

- | | |
|--|---|
| <ol style="list-style-type: none">1. Adoption de l'ordre du jour2. Adoption du procès-verbal de l'Assemblée générale annuelle du 17 juillet 20113. Rapport du président4. Rapport du trésorier<ol style="list-style-type: none">4.1 Les états financiers 20114.2 Le budget provisoire 20124.3 Augmentation des frais d'adhésion5. Rapports des comités<ol style="list-style-type: none">5.1 Communications5.2 Titre de propriétés et litiges5.3 Environnement<ol style="list-style-type: none">5.3.1 Fédération des lacs de VDM5.3.2 Plan directeur pour le lac Louise / Sucker (COBALI)5.4 Adhésion5.5 Récréation et activités sociales<ol style="list-style-type: none">5.5.1 Évènements pour la 50^e anniversaire6. Modification proposée concernant la <i>Procédures des requêtes et litiges de propriété</i>7. Recommandations de l'assemblée au Conseil d'administration8. Élection des membres du Conseil d'administration9. Varia | <ol style="list-style-type: none">1. Approval of the Agenda2. Approval of the July 17, 2011 Annual General Meeting Minutes3. President's Report4. Treasurer's Report<ol style="list-style-type: none">4.1 2011 Financial Statements4.2 Projected 2012 Budget4.3 Membership Fee Increase5. Committee Reports<ol style="list-style-type: none">5.1 Communications5.2 Property Holdings and Issues5.3 Environment<ol style="list-style-type: none">5.3.1 Federation of Lakes of VDM5.3.2 Guidance Plan for Louise / Sucker Lake (COBALI)5.4 Membership5.5 Recreation and Social Activities<ol style="list-style-type: none">5.5.1 Fiftieth Anniversary Events6. Proposed Amendment to the <i>Property Issues and Request Procedures</i>7. Recommendations of the Assembly to the Board of Directors8. Election of the Board of Directors9. Other Business |
|--|---|

SVP apporter cet ordre du jour à l'Assemblée.

Please bring this Agenda to the Meeting.

**ASSOCIATION PERKINS-SUR-LE-LAC
CONSEIL D'ADMINISTRATION / PSLI BOARD OF DIRECTORS**

Mandat des membres du Conseil d'administration

PRÉVISION DE ROTATION

Tous les directeurs seront élus par les membres à l'Assemblée générale annuelle.

Tous les mandats ont une durée de deux (2) ans.

Afin d'avoir une continuité, le président et la secrétaire seront élus une année **et** le vice-président et le trésorier l'année suivante.

Tous les mandats peuvent être renouvelés à la fin du terme

Les postes en élection sont indiqués par un √.

Terms of Office for Members of the Board

PROVISION OF ROTATION

All Officers shall be elected by the members at the Annual General Meeting.

All mandates are for a period of two (2) years.

The President and Secretary shall be elected in one year **and** the Vice-President and Treasurer elected the following year to ensure continuity.

All terms will be renewable at the end of the mandate.

Open election positions are marked with a √.

COMITÉ EXÉCUTIF / EXECUTIVE COMMITTEE

**EN ÉLECTION
IN ELECTION**

**DÉBUT DU MANDAT /
START OF MANDATE**

Président / President

Claude Bergeron

Juillet / July 2011

Vice-présidente / Vice-President

Constance Hudak (2 ans / years)

√

Juillet / July 2012

Secrétaire / Secretary

Jens Urban

Juillet / July 2011

Trésorier / Treasurer

David Hodgkin (2 ans / years)

√

Juillet / July 2012

**REPRÉSENTANTS DES LACS /
LAKE REPRESENTATIVES**

**EN ÉLECTION
IN ELECTION**

**DÉBUT DU MANDAT /
START OF MANDATE**

Bataille (2)

Gladys Guérin

Juillet / July 2011

John Smart

Juillet / July 2011

Vacant (2 ans / years)

√

Juillet / July 2012

Vacant (2 ans / years)

√

Juillet / July 2012

Rhéaume (2)

Tony Bernard

Juillet / July 2011

Richard Murphy (1 an / year)

√

Juillet / July 2012

Georges Proulx

Juillet / July 2011

Laurent Roy (2 ans / years)

√

Juillet / July 2012

Barnes (1)

Clayton Devine (2 ans / years)

√

Juillet / July 2012

Don Stanley

Juillet / July 2011

Épinettes (1)

Doug Holden

Juillet / July 2011

Truite (1)

Chris Hemmingway (2 ans / years)

√

Juillet / July 2012

Louise

Claire Trépanier

Juillet / July 2011

Maskinongé (1)

Vacant (2 ans / years)

√

Juillet / July 2012

Corrigan (1)

Laurie Pytura (2 ans / years)

√

Juillet / July 2011

Chevreuil (1)

Vacant (2 ans / years)

√

Juillet / July 2012



2012

**Adhésion et renseignements
Membership and Mailing Information**

Association Perkins-sur-le-lac
46, chemin des Orioles, Val-des-Monts (QC) J8N 6L8

Web : psll.ca

A. RÉSIDENCE – RESIDENCE (Adresse postale – Mailing Address)

Nom de famille – Surname		Prénom(s) – First Name(s)		
Adresse – Address				Téléphone – Telephone
Ville – City	Province	Code postal	Courriel – Email	

B. RÉSIDENCE ESTIVALE – SUMMER RESIDENCE

N° civique – N° Civic	Nom du chemin – Street Name	Lac – Lake	Téléphone – Telephone
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ADHÉSION / MEMBERSHIP

- Oui** (chèque de 40 \$ payable à l'ordre de : Association PSLL)
Yes (\$40 cheque payable to: Association PSLL)
- Non** (Pas à ce moment-ci)
No (Not at this time)

C. AUTRES RENSEIGNEMENTS – OTHER INFORMATION

- Je désire la correspondance en français I'd like to receive the correspondence in English
- Je désire recevoir le *Bulletin d'information* par courriel I'd like to receive the *Newsletter* via Email
- S.V.P., veuillez changer mon adresse comme suit :
Please change my address as follows:

Nom de famille – Surname		Prénom(s) – First Name(s)		
Adresse – Address				Téléphone – Telephone
Ville – City	Province	Code postal	Courriel – Email	

- Je voudrais porter à votre attention le(s) sujet(s) suivant(s):
I would like to bring the following comment(s) / concern(s) to your attention:
