

WHY IS PSELL 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 Association's July 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.