



Nicola Lakeshore Estates Inc.

NEWSLETTER

COMMUNICATIONS

We continue to request all owners to supply their e-mail addresses and/or fax numbers to keep you updated on anything happening at Nicola Lake Estates. It would also be appreciated if you would notify us of any change in address. If you receive this newsletter by mail or fax, we do not have your e-mail address and would appreciate you contacting us with it.

We have now implemented an Owner's Information page on our website:

www.nicolaestates.com/owner.htm

We would like to use this as our exclusive method of communication within a year.

BOIL WATER ADVISORY

For the first time since our inception we have issued a Boil Water Advisory due to the E. coli count in water tests that occurred August 7th and 10th, only at the operations building/sewage treatment plant. Subsequent tests done at two residences from north and south extremities, the Operations Building, the fire hall and treated effluent tap, all passed, as did all tests done on August 21st. The testing continues and we are awaiting results from the August 24th and August 28th tests.

We encourage and appreciate all owners' cooperation. We will advise you by letter, at your site or by e-mail of any changes.

In order to improve certainty of water connection and compliance to no cross over, one of our operators will be contacting you in the near future to do an in house inspection of facilities. There are only two licenced individuals – Kevin Rabbitt and Simon Rizzardo. They will make themselves known to you at the time of our request for entry. We are also expanding our testing program and are taking samples from in house taps or from potable water hose bibs.

In order to enhance and ensure no cross contamination occurs, Interior Health has recommended back flow preventors on all outside taps. If you do not have one installed as a house connection or temporary service connection, please do so now. We expect compliance within the next two months.



Nicola Lakeshore Estates Inc.

To ensure no cross over of treated irrigation water that is available for all lot owners, it is strongly recommended that non-potable water signs be affixed to all yard hydrants. Tim at Fun-Key Enterprises (378-4454) has or can order them.

TREATED IRRIGATION RESERVOIR

Residents are reminded that treated irrigation water is a by-product of our sewage treatment plant. Owners are also reminded of the Building Scheme restricting irrigation areas to 2,000 square feet and that irrigation water is not guaranteed if current over use trends continue. Experiencing zero irrigation water in the reservoir will become the norm.

Potable water use has been set at 500 gallons/day per household. It would seem logical that this is also the limit for irrigation water use. Please remember that the zero scape and native plants are to be planted on the lots.

SERVICE CONNECTIONS

As a result of our August 7th water failure test, we are implementing a more stringent control on all connections to our utility. Our licenced operator will have to be present during service connection from the service into the home. Only three plumbing contractors have been approved for the actual connections:

Pipeline Mechanical – 604-892-3010
Copper Valley Mechanical – 250-378-5104
Nicola Plumbing & Heating – 250-378-4943

GRINDER PUMPS

As most of you know, the grinder pump is located lower in elevation than the residence. In some cases where pump failures have occurred (seasonal residents), effluent is backing up along the gravity line, which causes problems for service technicians when they open the grinder pump lid. It will be strongly recommended for new constructions, that a knife edge valve be installed just prior to the grinder pump, such as the Valterra 4" Slide Gate Valve with extension. Your plumber or service technician will thank you for it!

APPLIANCES IN DWELLING

Owners are reminded of the Building Scheme requiring dual flush toilets.



Nicola Lakeshore Estates Inc.

FIRE

Under separate cover, building owners and site occupiers are being requested to participate in a free fire-fighting course being held on Saturday, September 8, 2007. Please remember the provincial fire rules apply to your property and we strongly encourage NO FIRES DURING THE SUMMER PERIOD.

Owners wishing to remove debris, branches, pine cones or other fire susceptible material (NOT CONSTRUCTION WASTE) are encouraged to winter burn in hand piled piles or remove the debris to the designated burning area on the Remainder of District Lot 530 (please ask for a map) or haul it to the Lower Nicola Dumpsite.

PINE BEETLE

Owners are reminded to review our web page for updates on activities on the pine beetle.

PILE DRIVING

For those owners who have received dock and foreshore permits, the delayed pile driving efforts are being re-implemented. Please contact the writer with your needs. We apologize for the delay in implementing this service.

FIR TREES

We have secured and are over summer storing 10,000 fir trees. We are making these available for serviced lots, with the capacity to drip irrigate for \$2.50/tree installed.

Please contact Ralph Hack at 250-378-3774 to arrange for the work to be done. Mr. Hack will bill you directly.

Douglas Fir was native to the area and was once logged up to the middle to late 60's/

A handwritten signature in black ink, appearing to read 'Frank Rizzardo'.

Frank Rizzardo
Managing Director

/bt