



Nicola Lakeshore Estates Inc.

February 8, 2008

NEWSLETTER

Just a short update to what has been going on in our development. As you have noticed, we have moved our sales office to the covenanted area above Lot 75 (C4 Lot). This area was chosen due to proximity of the new C4 Multi-Family Condo Development we hope to pursue this year. We have been speaking to a marina service company to joint venture into the construction of the 50 slip marina. On that note, this summer is fast approaching and anyone interested in a slip lease should contact the writer.

DOCKS

The pile driving of individual docks can be accommodated by lot owners applying and receiving a foreshore permit from Land and Water BC at:

www.al.gov.bc.ca/clad/tenure_programs/programs/privatemoorage/index.html

(also hotlinked on our website). The vessel will only be here for another year before it goes to Vancouver Island. Book now by calling 250-378-4176 (ext 309).

SALES

The development is moving closer to a sell out, with Lot 34, Phase 1 and Lot 79, Phase 2 now being sold. We have had some interest in the last 2 remaining view lots (Lot A, Plan KAP82046 and Lot B, Plan KAP82405). As well the foundation for the cottage on Lot A, Plan KAP82405 can be viewed on the Owner's Information page on our website:

www.nicolaestates.com/owner.htm. Contact us if you are interested in this opportunity.

I have been approached by the owner of Water Lot 64, Phase 2 to advise he is interested on selling for \$525,000.00. The existing owners are being canvassed with a priority. If you are interested, please contact the writer and I will connect you to the Vendor or can facilitate the sale/purchase.

WATER QUALITY

On the potable water front, we continue to test and have had no quality failures to date. We are continuing our work on completion of the filter plant.

WILDLAND WORK

Wildland covenant work on our property has started in earnest. Not only are we removing red dead and green beetle attack trees, but we have started the pruning of limbs on the Remainder of DL530 and Lot 4, Plan KAP79399. Not only will the area be protected from wildland fire, but a more parklike appearance is being achieved.



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If you have not started the wildland fire prevention work on your lot, please do so this year. Help us protect this investment we are all making in this development. Several contractors have provided us with their names for this work and I would recommend you always ask for two quotes before proceeding. (Evelyn Egeley – 250-315-2249 / Ralph Hack – 250-378-3774). Now is the perfect time (with snow on the ground) to dispose of all unwanted pine needles, cones and limbs.

IRRIGATION WATER

We have been pumping to the irrigation reservoir and expect that the reservoir level will be kept as close to full as possible over the next months. I again remind all owners that while the irrigation water clarity is there, it is non potable and cannot be brought in to the home. I strongly recommend you follow the Interior Health request to label the yard hydrants as non potable water. These tags can be purchased from Tim at FunKey in Merritt (Phone 250-378-4454) or Greg at Second Avenue Signs (Phone 250-378-6703).

ROADS

For those individuals on the upper level road, you will have noticed that the Nicola Valley Water Utility Co. Ltd. has contracted with Tibar Construction to plow and sand the upper easement road. I am confident that Kevin Rabbitt will also do your driveway for a fee, if you contact him directly at 250-378-2585 or 250-378-7952 (cell).

ANCILLARY BUILDINGS

As some of you know, we have been under TNRD zoning limitations on size of ancillary buildings on LR1 lots. Even if we, the Developer, request the separation of the garage and house due to gradient or environmental desire to save trees, the TNRD zoning would limit the size and height of the building.

I recently wrote the head planner of TNRD in support for a variance to facilitate an architecturally more appropriate building. I believe the TNRD is moving to amend the zoning overall to accommodate this variance given the 1 acre size of the lots. Details are not yet available on how extensive the changes will be.

UTILITY COMPANY

Please note we are now moving to complete Pre-Authorized Debit (PAD) forms for monthly utility fees, in our effort to keep accounting costs to a minimum. A PAD agreement will be mailed to all lot owners not currently enrolled.



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Owners are also advised that the TNRD has approved an increase in garbage fees. It is still too early to determine if we will need to increase our monthly fees. We will keep you posted.

WILDLIFE

Remember that we do not have fences to restrict wildlife and while we all like bears, deer, etc., we do not want to encourage “garbage” foraging. Please keep garbage in enclosures and not lying around your home and ensure garbage container lids are closed. We are doing our part, please do yours.

INTERNET

All owners should be aware by now that we have high speed ADSL by Telus available on site. There are excellent independent web friendly cameras available (wireless) that can be used to keep you apprised of goings on at your home while you are away. Failing that, there are a number of individuals and companies that are willing to provide security services.

COMMUNICATIONS

We still do not have e-mail addresses for everyone. Once again, if you are receiving this newsletter by mail, please provide us with your e-mail address to reduce costs.

MORE INFORMATION WILL BE AVAILABLE LATER.

A handwritten signature in black ink, appearing to read 'Frank Rizzardo', written in a cursive style.

Frank Rizzardo
Managing Director

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