

AUGUST 2014 – NLSE UPDATE FROM FRANK RIZZARDO

Just to keep owners up to date on what is happening on our development .I can advise that Three private lots and one NLSE lot have traded hands in the last few months . There are four homes currently under construction and we have approved the preliminary drawings on four more homes . Three water side and one water view lot . For those that have not been up recently you will be pleasantly surprised by the speed at which some of the construction is proceeding . There have been two ancillary buildings approved both enclosed garages , Progress on these has also been well advanced . It is hoped that the preliminary approved homes proceed to construction permit and get lock up for winter , allowing interior work to proceed during winter . What great additions these will make to the development .

This summer also saw the completion of the paving for the access to the Garbage and recycling transfer station . . WE continue to request the assistance of residents on separating the recycling and garbage as well as controlling your trades and contractors on NOT using the residential bins for construction waste . I remind all that the TNRD penalty at the Lower Nicola Landfill is double if waste is comingled with construction waste . The basic rate for the dump is also increasing in accordance with previous announcements effective Jan 1,2015 .WE are monitoring our costs closely to try to prevent any increase in rates . We request your continued co-operation to keep these costs under control.

I need to remind all owners that the next planned Utility rate increase is March 1st , 2015 , as previously approved Comptroller of water Tariff structure . The additional \$5.00 per month will go into the capital replacement trust fund in compliance with the regulatory regulations to maintain our financial position as a water utility .

I would like to remind all owners on the only approved method of using the recycled water is via a drip line . The Ministry of Environment has asked that we remind all owners to adhere to this requirement and prevent any likelihood of a complication with use and human health .We routinely test and monitor the condition and make up of all our treated effluent being sent to out recycled water reservoir and send all results to the Ministry representative in Kamloops .

As we get close to the end of an active summer season , I would remind all owners of the need to properly service your grinder pumps , even the most conscientious owner needs to understand that the grinder pump system needs servicing , cleaning grease and other products from the grinder assembly . With active service you will save yourself thousands of dollars for repair and replacements .

We are continuing to actively promote the commercial and LR2 lots . If you have friends interested in a turnkey strata unit -700-1500 sq feet under \$450,000 dollars please have them contact me . We are interested in moving this phase 3 project along and require a buyers list to get financing .