

# CLEAR LAKE PROPERTY OWNERS' ASSOCIATION

Torrance, Muskoka, Ontario – [www.clearlakemuskoka.ca](http://www.clearlakemuskoka.ca)

## CLPOA NEWSLETTER – SPRING 2015

Warm Greetings to all after a cold, cold winter. We anticipate a great summer at Clear Lake – both for returning cottagers and newcomers! A hearty welcome. Thanks to all cottagers for supporting CLPOA with membership fees and by volunteering for the fun, family events.

### CLPOA AGM – Saturday, July 4, 10am, at Torrance Community Centre

Refreshments will be served and we hope every cottage will be represented. Come early, carpool with neighbours or walk over. It will be a good chance to visit fellow cottagers.

I want to thank my Clear Lake Board Members for their hard work, time and commitment to attaining our common enjoyment and for 'standing on guard' for Clear Lake. Board activity continued throughout Fall, Winter and Spring as we dealt with the YMCA proposed expansion and Public Boat Ramp issues. So, a special thanks to my fellow board members; Michael McClennan, Ron Algate, Doug Bolton, Suzanne McClennan, Charlie Wilkins and Margaret Kenwright.

### Membership Renewal and Payment of Fees

**Our Annual \$30 Membership Fee** is critical for the Association to function. The fee helps pay for lake water testing, marking the shoals with buoys (*Please, no tying up to them*), insurance and offsets cost of member events.

Early payment of fees mailed to **CLPOA c/o 187 Fincham Ave, Markham, ON L3P 4B4** is appreciated. Customers of TD Canada Trust who bank online may pay by online transfer (attached Membership Renewal form describes how). Or, bring cash or cheque to the AGM on July 4<sup>th</sup>. Each property may have up to four paid memberships (age 18 and over) so consider getting the next generation involved!

An updated Member contact list will be available at the AGM and at other events this year. Please submit any changes to your contact information (particularly your email address) as soon as possible.

**In an effort to be more environmentally friendly and to save postage, we emailed this newsletter to all members who supplied their email addresses. If you received this newsletter by post, but now have an email address, please let us know.**

### 2015 Regatta – Sat, Aug 1<sup>st</sup> at Mike Silver's – 1139 Ridge Rd.

**We need volunteers to make the Regatta a big success. If you can help, even in a small way, please sign the attached Volunteer Form or let us know at the AGM.**

- Decorate your boat and be part of the Boat Parade – maybe even win the coveted 'Broken Paddle' Award!
- 11:00am – Parade starts at the entrance to the Big Bay, travels around the bay then the rest of the lake to cheers of those watching from their docks.

- 1:00pm – Water Activities start at Mike Silver’s dock, 1139 Ridge Road. All ages are invited to join in! Bubble-blowing for the very little ones, swimming for all, paddle boat races, and the ever-popular Tug of War
- Delicious, FREE lunch of hot dogs, corn on the cob and pop

**NOTE: BOATS AT THE SILVER’S WATERFRONT DURING REGATTA:**

**Do not bring any boats or kayaks into the lagoon area, so as to preserve vegetation and fish habitat. Instead, please tie up to the docks, anchor farther out, or on the shallow sand area. There is ample parking for cars at 1139 Ridge Road.**

**Mark Saturday, August 1<sup>st</sup> on your calendar!**

### Clear Lake Public Boat Ramp

The new ramp is open. It is to be used only between 9am and 1pm. In the Spring, after some Winter washout, the Public Works Department put down additional gravel. The ramp was still very steep, so the Ramp Committee negotiated re-positioning the ramp more towards the north (to the right, as you face the lake from Clear Lake Road), in an effort to lessen the slope. This was done but improvements are still to be made. Before launching, please note location of boulders on shore and rock underwater. Unless you are experienced in steep ramp boat launching and recovery, and have a truck or 4-wheel drive vehicle, it is strongly recommended that you have a professional do this for you.

### Signs Regarding Boat Ramp

We will have both ‘Hours of Use’ (9am to 1pm) and ‘No Parking’ signs installed at the ramp and additional ‘No Parking’ and speed limit signs placed along the road at the public ramp and down as far as Paul and Amy Traves’. There does not seem to have been specific mention of these signs in the by-law which created the ramp but we are working with the recording secretary to find references to them in the council minutes. Hopefully they will be installed soon.

### Floating Dock

We have purchased the new floating dock, but are waiting until the ramp is in its final position before we install it. Please sign the attached Volunteer Form, if you are able to assist with the installation.

### MacBain/Silvester Ramp (Previously Available to Cottagers)

The ramp at the MacBain/Silvester cottage property is now PRIVATE. We ask everyone not only to respect the family’s privacy, but also to know that unauthorized use is trespassing. Currently, major construction is being done at the property. When construction is complete later this summer, CLPOA will help the Silvester’s reclaim their ramp/dock area to a more natural state, as noted at AGM 2014. Please sign the Volunteer Form if you are interested to join the work party.

### YMCA Camp Pine Crest Rezoning

In Summer 2014, the YMCA indicated it had initiated the process for an Ontario Municipal Board (OMB) Hearing on its Camp Pine Crest rezoning application, originally filed with the Township of Muskoka Lakes (TML) in November 2010. In October 2014, TML Council voted to defeat the application, becoming a Party to the OMB Hearing along

with CLPOA and Michael McClennan. Michael Silver, Bob Stephens (Gull Wing Lake) and Gray Cavanaugh (Echo Lake) were Participants for the Hearing.

In late March 2015, mediation was held that resulted in the Minutes of Settlement (MOS) and TML By-law, previously distributed. A subsequent conference call was held with the OMB to obtain their agreement to the MOS, By-law and related site plan. Some details re the site plan were subsequently resolved. The site plan for Phase I adds 19,000 sq. ft. to the existing 48,000 sq. ft., including 7,000 sq. ft of new accommodation space.

In the MOS, the YMCA and TML made various commitments to CLPOA. The Clear Lake Road Committee intend to work with the YMCA and TML to ensure their commitments are met. I would like to thank particularly Mike McClennan, Mike Silver, Bob Stephens and Gray Cavanaugh for the hours of effort they have provided to this project.

### Water Quality Results from 2014 Testing

Please see the results posted on our CLPOA Website, [www.clearlakemuskoka.ca](http://www.clearlakemuskoka.ca).

Thank you, Bob and Sharon Cleverdon for your time and effort collecting the lake water samples several times every season and submitting them to the MLA Water Quality Initiative on our behalf. The cost for testing is well over \$1,000 (CLPOA financial statement to be presented at AGM). With a \$30 discount for each CLPOA member who is also an MLA member, it would benefit CLPOA if more of our members joined MLA. Check out their website to see benefits of membership.

### Loon Nest

The loons are back! See a photo taken of the pair in early May at [www.clearlakemuskoka.ca](http://www.clearlakemuskoka.ca). Please be aware their nest is on the southwest shore of Ross Island, toward the north end. We must all keep well away so that the loons can be as protected as possible. When you see them on the lake, please slow right down and give them a very wide berth.

In closing, I extend my sincere wishes for a safe and happy summer. I look forward to seeing you at the AGM on Saturday, July 4<sup>th</sup> at 10am, at the Torrance Community Centre.

Best regards,

Dennis Cartwright  
President, CLPOA

on behalf of the Board of Directors of Clear Lake Property Owners Association

*Enclosed/Attached:*

*2015 MEMBERSHIP RENEWAL & VOLUNTEER FORM*