



The Kaszuby Cottagers' Association

"We do not inherit the land from our
ancestors, we borrow it from our
children."

President : Joan Ciupak

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Krys Grodecki

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Treasurer:

Dianne Stawiarski

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Past President

Mark Wolnik

Wadsworth

Lake Representative:

Rita Coulas

Halfway Lake Representative:

Kay Burbidge

Dam Lake Representative:

Witold Sokolski

Frank Lake Representative

Kris Cybanski

Communications Director

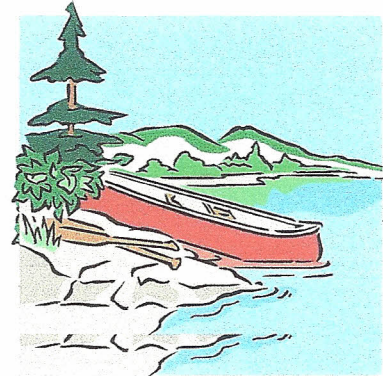
Roman Jagla



Spring 2012

Kaszuby Cottagers Association

Words from Our President:



The tulips are blooming, the weather is balmy and another cottage season has begun. Thanks to the commitment and hard work of Past President, Mark Wolnik, your new Executive has inherited a strong, vibrant association. Much has been accomplished from the Association's start in 1968 but thanks to your vigilance and suggestions we continue to keep our lakes clean and safe. We welcome a new Vice-President, Krys Grodecki replacing Greg Cyfko who was unable to fulfill his commitment. John Ciosk Jr. has agreed to enhance and maintain our website. Roman Jagla will be preparing your next newsletter. A membership committee has been struck Barbara Milan, Anna Nitoslawska, Sophie Podkowinska and Diane Stawiarska will ensure membership information is current and everyone has a copy of the Map and Does and Don'ts and latest newsletter. We are looking for volunteers from the other lakes to be members of the committee. The Wadsworth Lake map has been updated and Stan Stawiarski will print it upon his return from Poland. The Executive is working to complete the work suggested by members at the 2011 AGM listed on the last page of this Newsletter. In March, the Kaszuby area experienced strong windstorms with many trees branches downed. We know that nature can be violent and non selective when damage occurs and I would again remind you to ensure that contact numbers or e-mail addresses are up to date in our KCA membership list so you can be advised promptly of any incident in the offseason. Within weeks, the lake sports will begin and we ask all you "wave warriors" to remember Wadsworth Lake is not the Atlantic Ocean. We want you to have fun while respecting nature and those enjoying the peace of the lake. Speed limits have been posted in the narrows and it is important to comply to stop the erosion of the shoreline. It is your lake and only you can keep it pristine. Fire crackers are party favourites but also irritating at 10:00 o'clock at night.. Evening campfires with songs and tall tales are a tradition on the Lakes, but remember that the roots of trees spread down to the beach and an unattended fire or one not properly dowsed can smolder with dire results. It was an alert resident who noticed this on Wadsworth Lake several years ago and prevented a tragedy. Remember you do need a license to burn brush and to fish. Your cottage is the financial investment that provides summers of fun and a lifetime of memories if we look after those beautiful lakes we are so fortunate to be able to enjoy. Hats off to our Lake Representatives who report all problems so that your Association can deal with them. professionally. But the best CEO of your lake is YOU.

50th Annual FOCA AGM – March 3, 2012

FOCA reported 500 member Associations for 2011, up from 485 in 2010 and 28% of the Associations reported an increase in membership numbers. Currently FOCA represents approximately 50,000 waterfront owners.

The 2011 Strategic Plan survey of member Associations (which KCA participated in) resulted in a revision of the Mission Statement to the following-“**To protect thriving and sustainable waterfronts across Ontario**”. This statement encompasses not just cottage Associations but all waterfront stakeholders and members across Ontario. The word “thriving” in the statement implies growing and successful and “sustainable” infers for future generations. Also arising from the Strategic Plan, four main items are being worked on by FOCA;

- Advocacy- re: Taxation, Energy and Land use Planning
- Communications – how to exchange information effectively with members
- Funding and Financing - using a public and private sector mix of sources
- Value Proposition- what additional value and services can be provided to members

Waterfront Property Issues

1. Carbon Monoxide (CO) Detectors. In response to a significant amount of deaths due to CO poisoning (414 in the period 2000-2007) the Province is in the process of passing Bill 69 that municipal bylaws require that at least one CO detector be installed in residences with a fuel burning appliance or attached garage. Please support this bylaw. Other action to take when returning to the seasonal cottage: 1. Install fresh batteries in the smoke alarms and CO detectors. 2. Replace smoke alarms every 10 years and CO detectors every 5-7 years as sensors deteriorate over time. Just because it beeps when testing doesn't mean sensors are 100%. More info www.safeathome.ca

2. Waterfront Property Taxation – Assessment of waterfront property for municipal tax purposes will take place this year for 2013 taxes. Assessment notices will be mailed between Sept. 5 and Nov.2/12. Some key points under new Current Value Assessment:

- Value of given property will be based on sales between Jan 2008 and Dec 2011
- Variation of 25% on waterfront property values compared is accepted by MPAC. This compares to 10% for urban properties.
- “Neighbourhood” base values will vary greatly as sales may be small in the localized area on which MPAC uses for comparison.
- Internet access- “About My Property” will be available to answer assessment questions.
- Time adjustment factors will be equal from low and high value properties from 2008. More info FOCA Property Tax Update –Karl Fiander - Chair FOCA Tax Committee

3.Mining Act –presentation by S.DeVos (MNR)
Under the Ontario Mining Act still in amendment since 2002- only surface rights belong to the property owner- mineral rights do not. Prospecting /staking of mineral rights can take place on the property without notice to the property owner- as has happened in many cases in cottage country. Recent amendments (2009) require that mineral staking party must provide notice to the landowner before proceeding. Also if there has been no prior staking on Crown Land, rights are withdrawn as of 2009. Still to come is Online Map Staking and notification to land owners by way of a plan and permit process to be implemented by MNR.

Prospective Cottage property buyers are urged to check if mining claims have been staked on the property to avoid future surprises as have occurred in some townships. This can be done by contacting MNR.

4. Other FOCA Initiatives

- Cottage and Boat Insurance Program
Available through FOCA are insurance programs specifically negotiated for FOCA members – for member rates contact:

foca@atrens-counsel.com

- Buoy Program –

An approved buoy program specifically designed to mark hazards, navigation and traffic and wake control on lakes has been adopted by FOCA. KCA will be introducing the Buoy program to specific areas of our lakes in order to limit wake from boats in sensitive parts of our lakes as of 2012

- Cottage Succession Planning

FOCA is offering cottage succession Planning Seminars to lake association members on how to keep cottage ownership going for future generations. The Seminar includes:

- Wealth management, tax and legal planning
 - Estate planning to avoid family disputes
- Arising from discussions at our 2011 AGM, our Association has signed up for this Seminar which will be held in conjunction with the Round Lake Interlake Association at a yet to be specified date and location. We were turned down for this summer but we will continue to ask for this important information. We will provide details as soon as they are confirmed.

Action Items from the 2011 AGM

1. Membership Lists

All members are asked to submit any address, email address and phone number changes to the President and to consider having their Newsletter sent by email.

2. Erosion of Shorelines

"No-wake" buoys will be placed in certain bays because Boat/Seadoo traffic is causing wakes and the erosion of shorelines. A speed limit will be posted in the narrows. The existing regulations require speeds no faster than 10km/hr. 30 metres from shore. Signs may be posted at the public beach.

There was a suggestion that a survey at the public beach be conducted on a long weekend to ascertain how many of the boats are coming from non cottagers.

3. Noise Bylaw Amendment

In addition to our guideline of **Dos and Don'ts for Cottagers** published and distributed last year in an effort to address late night noise problems including fireworks, the Township of Madawaska Valley has in place a new noise bylaw with defined noise limits, and measurement and fines to enable enforcement. Additional copies of *Dos and Don'ts of "Good Cottaging"* are available from Joan Ciupak. Members that rent their cottages should make the renters aware of these rules. We will distribute copies to non members.

4. Recycling



Dam Lake residents have asked the Association to ask the Ministry to consider a special day at the local dump for large items which they currently have to take to Bark Lake. The Executive is working on this initiative.

5. Community Donations The community donation by KCA in 2011 was \$500 to the St. Francis Memorial Hospital Foundation and \$100 to the Barrys' Bay Library-presented by the Executive- Mark Wolnik, Joan Ciupak, Greg Cyfko and Diane Stawiarska.

In Memoriam Our sympathy is extended to Anna Nitoslawska and her family on the passing of her father, Mieczyslaw (Mietek) Nitoslowski who was a familiar face in Kaszuby since the mid-fifties. He was very involved in building links between the Franciscans and the cottage community and Harcerstwo in Montreal. He built his cottage in 1960 and spent many happy summers there sailing and canoeing. Mr. Nitoslowski passed away peacefully in Montreal on May 16th at the age of 94.



Photo Christine Hudder



Photo Christine Hudder

Upcoming Events!



Have you received this newsletter but are not up to date with your membership dues? It costs \$30 for two years. Please complete and send in the renewal form below...Give us your email and we will remind you in the future when your fees are due.

Annual Golf Tournament Fundraiser at Barry's Bay Golf Course will be Saturday August 4- \$65 per person (tax receipts will be issued)

Annual "Stodola" Dance

August 5, 2012 - 6pm – 1am

Tickets – M.Grys or C Budziak

**Sunday August 12th
Kaszuby Cottagers'
Association Annual General
Meeting (starts at 11:30 at
the Stodola- barn)**

***Coffee and Pastries to be
served afterwards!***

The Kaszuby Cottagers' Association (KCA):

Is a group of property owners on Wadsworth Lake, Dam Lake, Campbell Lake, Kuiack Lake, Frank Lake, and Long Lake in the Township of Madawaska Valley.

We strive to pool our resources and talents to maintain and improve a safe, secure, and clean environment in our community, by maintaining effective contact with local municipal authorities and other agencies, to ensure the enjoyment of and preservation of our quality of cottage life.

Kaszuby Cottagers' Association Membership Renewal/Application

Name _____

Home Address _____

City/Town _____ Prov. _____ Postal Code _____

Email: _____ Home Phone _____

Would you like to receive newsletter by email only? YES NO

Cottage/Civic Address _____

Cottage phone: _____ Lake _____

Membership Fee: \$30.00 Paid for two years date: _____

Mail to KCA Treasurer, 393 Westminster Ave. Oshawa ON L1G 1V6

Reminder - KCA AGM is Sunday Aug 12 - inside at the Stodola -11.30 am

