



# **Belair Properties Owners' Association (BPOA) “Membership Program” 2022/2023**

## ***What's Inside:***

Welcome Letter from President .....	2
Get to know your BPOA – who we are and what we do.....	3
Membership Program Overview (intro, goals, eligibility, fee).....	5
Value of Membership – “The Perks”.....	6
Membership Sign-Up Instructions (including \$300 Early Bird Incentive).....	7
Achievements.....	8
Belair Park Fundraising Campaign.....	9
Around the Community.....	11
Mail-In Application Form (See Online Option too).....	12

## ***Contact Information:***

Email: [belairpoa.mb@gmail.com](mailto:belairpoa.mb@gmail.com)

Website: [www.belairpoa.com](http://www.belairpoa.com)

Instagram: [belairproperties\\_mb](https://www.instagram.com/belairproperties_mb)

Facebook: Belair Properties Community Group

## *Annual Welcome Letter from President*

Hello Membership and Cottage Owners,

After the never-ending cold and snow, I think we are all looking forward to a warm summer in Belair Properties. We have changed the format of the package this year by adding new valuable information, which we encourage you to take the time to read.

We hope that everyone has managed to stay safe during these Covid times and for those who have lost loved ones due to the pandemic or other, our condolences go out to you and your family. As the pandemic is ongoing, event status may change throughout the summer, so we recommend that you visit our website, Facebook or Instagram for the most recent updates.

A big thank you to everyone for contributing to our area's natural beauty by trimming trees, keeping the boulevards tidy, picking up after your pets, etc. It is greatly appreciated.

We encourage you to renew your membership or become a first-time member of the Belair Properties Owners' Association. We have made some exciting changes that add value to members, while maintaining the same \$30.00 membership fee. For example, we have introduced new membership "Perks" (e.g. complimentary event tickets and discounts on Belair Properties merchandise) and a convenient online registration option.

A key project for 2022 is the Fundraising Campaign for Alberto Aiello Park to acquire a new playground (phase 1) and enhancements to our community space. See more details inside. We have raised **over \$16,100** bringing us to 32% of our playground goal. Thank you so much for supporting our continued efforts!

Please visit the "Around the Community" section of this package for important tips and recommendations to make our Belair Properties a great place to live and play.

Please join us on **Saturday, August 6, 2022, at 10:00 AM** for our **Annual General Meeting**; it will be in person at Alberto Aiello Park. We are seeking nominations for Vice-President, Secretary and new Members-at-Large. Please consider joining to have fun, meet new people and to support our community!





Please enjoy the summer, be safe and kind to each other.

Sincerely,

*Lauren Semeniuk,*  
President, BPOA

## Get to know your BPOA

### Who We Are

	<p><b>Lauren Semeniuk, President</b></p> <p>My husband and I bought our cabin here in the Fall of 2017 and love being a part of Belair Properties. We have met many neighbours and our young children love the water and being out in nature.</p>							
	<p><b>John Muller, Vice-President</b></p> <p>John loves to spend time at the lake fishing, hiking, and biking. Time with family and friends provides many treasured moments.</p>							
	<p><b>Jeff Wood, Treasurer</b></p> <p>My wife and I purchased our retreat in 2013. I wanted to get involved in the community and took on the role of Treasurer. A strong community depends on a strong membership, and I encourage all Belair Property residents to get involved. There are many opportunities available and is a great way to meet your neighbours.</p>							
	<p><b>Shannon Husain, Secretary &amp; Park Committee Lead</b></p> <p>We joined the Belair community in the summer of 2018. The sunsets and forest are amazing here and can't wait for winter to end, so we can "get to the beach!" I have enjoyed my time with the BPOA and helping to rejuvenate our Alberto Aiello Park for years of family fun to enjoy.</p>							
<p><b>Members at Large:</b></p> <table><tr><td>Eldon Sebelius</td><td>Coral Wood</td><td>Melissa Ulrich</td></tr><tr><td>Jim Kovachik</td><td>Ken Sexsmith</td><td>Daryl Ollson</td><td>Larry Ulrich</td></tr></table>		Eldon Sebelius	Coral Wood	Melissa Ulrich	Jim Kovachik	Ken Sexsmith	Daryl Ollson	Larry Ulrich
Eldon Sebelius	Coral Wood	Melissa Ulrich						
Jim Kovachik	Ken Sexsmith	Daryl Ollson	Larry Ulrich					

### Special Mentions:

Park Maintenance - Aurele Parent

Belair Facebook page - Janis Ollson

Park Committee - Agnes McMurdo, Angela Curtis, Sina Aiello

## What We Do

- Host Annual General Meetings and seasonal Board meetings.
- Attend and report on Municipal or East Beaches meetings as needed, example Victoria Beach Dredging Project.
- Maintenance of Alberto Aiello Park including and not limited to: grounds clean-up, equipment, branch trimming, seasonal sand raking, boat ramp.
- Coordinating infrastructure maintenance including well building on Lunney Drive, road improvements, signage, boulevard grass cutting, and Lakeview green space, as required.
- Managing local contractor relationships (porta potty, garbage removal, snow clearing, branch/tree removal, hydro, seasonal water service).
- Implementing social activities or special events.
- Maintain relevant and current communications tools including BPOA website, Facebook and Instagram accounts.
- Timely communications from BPOA on areas of mutual interest concerning the community.
- New additions or enhancements to the community (example: Park Revitalization Project).



# Membership Program Details

## Introduction

The Belair Properties Owners' Association (BPOA) Membership Program provides cottage/homeowners with unique opportunities for enhanced participation within the community for a reasonable membership fee (valid for 12 months). Your membership will strengthen our community voice and help fund worthwhile community initiatives.

## Our Goals

1. Increased awareness of what the BPOA brings to the community.
2. Clarity on program benefits – what's in it for you?
3. Streamlined sign-up process

We are a volunteer organization and hence, strive to work effectively and efficiently with our available resources to maintain Belair Properties' quaint atmosphere, while meeting the diverse needs of our evolving community.

## Who's Eligible?

All Belair Properties cottage/homeowners

## 1-Time Membership Fee: \$30.00 / Cottage

Membership covers up to 5 individuals within the home

## The Value of Membership – “The Perks”

There are many benefits to being a member, both intangible and tangible. Tangible benefits such as social activity costs and pumphouse maintenance are measurable, can be tracked and be directly tied back to the efforts and leadership of the Belair POA Board of Directors, Members at Large and volunteers who are managing or implementing these value-added activities, which are primarily funded by Membership fees.



**Membership Year:**  
**July 1, 2022 –**  
**June 30, 2023**

## The Perks

Community solidarity - being part of a community group of cottage/homeowners with similar interests and values.

Community pride – a feel-good way to show support for your community.

Having a single point of contact in which to ask questions, share feedback or address community or municipal concerns.

Being connected to a dedicated association whose Board volunteers live in Belair Properties, are accessible, and have relatable issues and needs.

Complimentary perks at planned BPOA social activities including, but not limited to:

- ★ Meal tickets to Summer Family Event on July Canada Day Weekend
- ★ Movie Night Entrance with Popcorn
- ★ Advanced promotion for Annual BPOA Garage Sale Weekend including address marker in Garage Sale Map on any print and online marketing. Map will be promoted across Website, Facebook and Instagram.

Up to 15% off select Belair Properties Merchandise using member code (provided after sign-up). Samples below.



Instant Email Alerts to important BPOA or Belair Properties updates.

Complimentary business posting in the online Classifieds section of the BPOA website along with a feature email blast to email subscribers.

Access to BPOA Financials upon request.

# Membership Sign-Up Instructions

## Early Bird Incentive\*

All membership registrations received by Friday, June 17 - 12:00 AM Midnight will be entered into a draw for:

- \$200 In-Store Credit at Thomson Crossing Community Store
- 2 Belair Properties Hoodies (\$100 value)
- Choice of Family Pet on Cover of 2023 Belair Pets Calendar OR 1 Free Calendar

*\* Winner of the Early Bird draw will be announced at the Canada Day weekend event.*

## How to Sign Up

### Option 1

Online Form registration at [www.belairpoa.com/membership](http://www.belairpoa.com/membership)

Payment by e-Transfer to [belairpoa.mb@gmail.com](mailto:belairpoa.mb@gmail.com)

### Option 2

Complete and Mail Application Form (along with cash or cheque payment) at the end of this Package. Cheque made payable to Belair Properties Owners' Association.

*Note:*

Online or mail-in memberships will continue to be received up to and including Thursday, June 30. After that, only online registrations will be accepted, with exception to the July 2 Canada Day event, where sign-ups will be accepted on-site.

## ***Achievements***

### **2021**

- ★ Voted in new BPOA President, Treasurer, Secretary and Members at Large.
- ★ Park benches aligned and reset in the sand to improve view, safety and functionality.
- ★ Established a volunteer Park Committee to revitalize Alberto Aiello Park including new playground and community space. See Project Details on next page.
- ★ Raised over \$11,300 (net) in fundraising initiatives and private donations towards the Belair Park Fund for Alberto Aiello Park – Thank You!
- ★ Belair Park Map Sign (on Lunney and Westlands) got a fresh paint job thanks to Jenn Eccles-Kreger and her neice Katelyn.
- ★ Contributed \$500 to Lake Winnipeg Foundation.
- ★ Belair Properties website received a design and content refresh. Launched Belair Properties Instagram page.

### **2022 to-date**

- ★ Raised over \$4,800 (net) YTD in fundraising towards the Belair Park Fund for Alberto Aiello Park – bringing total to over \$16,100 (net).
- ★ Launched refreshed Membership Program to the community.

### **2022 Plans**

- ★ Install new signage strategically around Belair Properties including, but not limited to:
  - Dog Waste - Pick Up After Your Pets
  - Children At Play
- ★ Increase community engagement through focused community events.
- ★ Continue to plan and fundraise for Alberto Aiello Park at community events and through private donation campaign.
- ★ If fundraising goals are met, install new Playground in Alberto Aiello Park Q4 2022.
- ★ Launch 2023 Belair “Pets” Calendar.
- ★ Stay informed of - and donate to - Victoria Beach Dredging Project.



## Belair Park Fundraising Campaign



In the summer of 2021, a volunteer Park Committee was formed to begin planning and fundraising for enhancements to our waterfront Alberto Aiello Park on Lakeview Drive. Thank you to local businesses, residents, friends and family, we have raised over \$16,100 (net) for the Belair Park Fund.

Our Fundraising Campaign is ongoing, and we continue to seek support to help us reach our fundraising goal to upgrade the playground and community space. We are 32% of the way to achieving our goal by this August to secure a new play structure (when deposit has to be made for an October installation). We have applied for grants, which may or may not get approved due to high levels of competition.

We need your help now in our last big push before summer. Ask us how you can reduce our reliance on unguaranteed grants and get recognition for your support. Tax receipts available.



**OVER  
\$16,100 Raised  
(32% of Goal)**

### ***Progress to date (% of Goal):***

32% - new playground

22% - total project (playground and community space)

### ***Our wish list:***

- New commercial grade play structure, updated swings & accessible sand digger
- Covered picnic area with seating
- Sun deck with seating
- Bike rack
- Community-interest/educational signage
- Sponsor Wall

### ***How you can help:***

Monetary Donations

In-Kind Services/Products

### **Sponsor Levels\***

Title Sponsor \$5,000+ - naming rights to play structure + more

Platinum \$3,000+

Gold \$2,000+

Silver \$1,000+

Bronze \$500+

Caring Neighbour \$50+



**Sponsor  
Perks  
at all levels**

**Be a “Park Hero”** by offering to match donations in the community (dollar for dollar or up to specified dollar amount)

### ***Learn More***

W: [www.belairpoa.com/alberto-aiello-park-revitalization](http://www.belairpoa.com/alberto-aiello-park-revitalization)

E: [belairpoa.mb@gmail.com](mailto:belairpoa.mb@gmail.com)



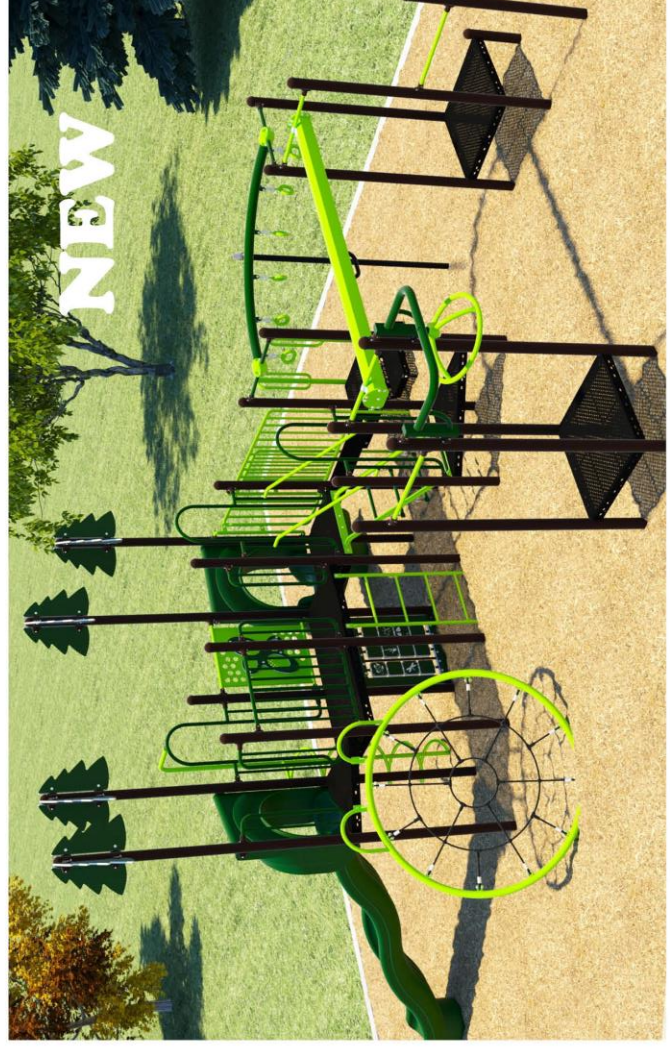
## Current Playground

- 30+ years old
- old, deteriorating construction
- limited in options for various stages of development and growth
- Option to salvage and refurbish swings

## Vision for New Playground\*

- Aged 5 to 12 yrs
- Multi-development structure
- 2 slides, monkey bars, zip-line
- Agility & creative features
- Forest themed with bright, engaging colour
- Ground level activities and transfer station for diverse abilities
- Commercial grade materials - built to last!

\*Sample style only; Actual may differ from picture.



## *Around the Community*

**Noise** – Reasonable noise levels should be maintained throughout the day and excessive noise is subject to fines as per the RM of Alexander Noise Bylaw.

**Speed** – Be aware of reduced 30 km/hr speed limit in the community for your safety and the safety of our residents and pets who use our local streets.

**Off-Road Vehicles (OVRs)** – Follow provincial and municipal regulations for OVR use and be aware of off-road travel closures or bans.

**Fires** - Follow provincial and municipal regulations for open or contained fire use. Fireworks are prohibited without a permit in the RM of Alexander.

**Wildlife** – Be “Bear Aware” by not leaving out any garbage or food/drink outside and remove all bird feeders in the Spring. Nuisance or injured wildlife can be reported to the local district Manitoba Conservation Branch or the **Manitoba Conservation 24 hour TIPS Line at 1-800-782-0076**. Protect from predators like coyotes, wolves and bears by keeping your pets leashed on walks and keeping a close distance to them if they are loose around your home.

### **Cabin Sharing / Renting**

Lending or renting out one’s cabin can help with maintenance costs and the local economy, but we have to be mindful to always keep our neighbours and community in mind. Tips for being a “good neighbour”:

- Be transparent with neighbours about cabin sharing or rental plans.
- Establish direct line of communication between neighbour and owner to quickly deal with any questions or concerns (exchange cell phone numbers).
- Set clear guidelines with renters about house rules (noise/quiet time, max guest limits, OVRs, garbage removal, etc).

**Pets** – Pets are big part of our Belair Properties family. When walking your pet, it is recommended to leash your pet for your pet’s safety (from other animals) and the safety of others. Cleaning up after your pet adheres to the local bylaw and keeps Belair looking clean.

**Lake Safety** - Our lake is beautiful and is always tempting to go for a swim, kayak or float right off our Belair shores. Please be mindful of these safety tips:

- The lake can change quickly (within minutes). Before you depart, check the Victoria Beach Wind Report (see Resources below).
- There are no lifeguards on duty; swim at your own risk. Adult supervision of children at the lakeshore is advised.
- Always stay within arms length of young children when in the water.
- Wear life vests whenever possible and when entering deep water.
- Be aware of hidden rocks and boulders under the water.

### **Resources:**

[www.rmalexander.com/p/by-laws](http://www.rmalexander.com/p/by-laws) and [www.rmalexander.com/p/animal-control](http://www.rmalexander.com/p/animal-control)  
[www.belairpoa.com/area-services](http://www.belairpoa.com/area-services)  
[www.windfinder.com/forecast/victoria\\_beach\\_lake\\_winnipeg](http://www.windfinder.com/forecast/victoria_beach_lake_winnipeg)

Thank You and  
Have a Safe and Fun-Filled Summer!

The Belair Properties  
Owners' Association

Lauren,  
John,  
Jeff,  
Shannon