



Belair
Properties
Owners'
Association

2023-2024

MEMBERSHIP PROGRAM



www.belairpoa.com



belairpoa.mb@gmail.com



[@belairproperties_mb](https://www.instagram.com/belairproperties_mb)



Belair Properties Community Group

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Welcome

Hello Membership and Property Owners,

After a long cold Winter, I'm sure we are all pleased that Spring has returned to Belair Properties.

As the lake season starts and we happily reconnect with permanent and seasonal residents, we would like to welcome new owners into our community. We recommend that you visit the Belair Properties website and sign-up to receive [timely email updates](#) on what's happening in our community. Also visit our Belair Properties Facebook group and our Instagram account.

A big thank you for contributing to our natural beauty by trimming trees, keeping the boulevards tidy, picking up after your pets, etc. It is greatly appreciated. Please follow provincial and municipal regulations for open or contained fire use and off-road travel bans. Fireworks are prohibited without a permit in the RM of Alexander.

We are encouraging more cottage owners to become members of the Belair Properties Owners' Association (BPOA). It is very affordable at \$30.00 a year for up to 5 family members, and it helps fund events (page 12) and operational costs. The BPOA is 100% volunteer-based.

We are currently fundraising for phase one of our Belair Park enhancement plan, which is a new playground at Alberto Aiello Park. We have raised just over \$27,000 (net) since the Fall of 2021. Thank you so much for continuing to support our efforts.

Please join the BPOA on **Saturday, August 5, 2023 for our Annual General Meeting**, it will be in person at Alberto Aiello Park. We are looking for a secretary and new members-at-large. Please consider joining to have fun, meet new people and to support our community!

Enjoy the summer, be safe and kind to each other!

Sincerely,

Your BPOA team

Lauren, President | Shannon, Vice-President | Jeff, Treasurer

Our Team

The BPOA team is a small yet mighty team that strives to use our time and budget wisely to better the community overall. We are 100% volunteer-based.



LAUREN SEMENIUK

President

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.



SHANNON HUSAIN

Vice President and Acting Secretary

My husband and two children joined Belair in 2018. The sunsets and forest are amazing here and can't wait for winter to end, so we can "get to the beach!" I enjoy my time with the BPOA and look forward to exciting things to come.



JEFF WOOD

Treasurer

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 residents to get involved.



Events Committee Chair: Agnes McMurdo

Members at Large: Coral Wood, Melissa Ulrich, Larry Ulrich, Angela Curtis, Michael Thompson, Justin Semeniuk, Eldon Sebelius, Jim Kovachik, Daryl Ollson

Facebook Admin: Janis Ollson

What We Do



Host Annual General Meetings and seasonal Board meetings.



Maintenance of Alberto Aiello Park including and not limited to: grounds clean-up, equipment, branch trimming, seasonal sand raking, boat ramp.



Coordinate infrastructure maintenance including well building on Lunney Drive, road improvements, signage, boulevard grass cutting, and Lakeview green space, as required.



Manage local contractor relationships (porta potty, garbage removal, snow clearing, branch/tree removal, hydro, seasonal water service).



Implement social activities and special events.



Maintain relevant and current communications tools including BPOA website, Email, Facebook and Instagram.



Timely communications from BPOA on areas of mutual interest concerning the community, and address resident questions.



New additions or enhancements to the community (example: Park Revitalization Project).



Attend and report on Municipal or East Beaches meetings as needed.

Membership Program Details

Introduction

The Belair Properties Owners' Association (BPOA) Membership Program provides cottage owners 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.

The Value of Membership

There are many benefits to being a member, both intangible and tangible. Tangible benefits such as social activity costs and pumphouse maintenance are measurable. Intangible benefits like community pride are not measurable but are equally important. Most initiatives can be directly tied back to the efforts of the Belair POA Board of Directors, Members at Large and volunteers who are managing value-added activities, which are primarily funded by Membership fees. More on benefits on the next page.

Who's Eligible?

All seasonal and permanent cottage owners with a Belair, Manitoba address.



The Perks

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

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

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

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

5 BPOA social events and activities:

- Meal tickets to Canada Day Family Event
- Movie Night Entrance with Popcorn
- Annual General Meeting and Community BBQ
- Family Halloween Night
- Community Bike Rally
- Recreational activities and more

6 Up to 15% off select Belair Properties water bottle, tumbler and coffee mug using member code (provided after sign-up). Samples below.



7 Instant Email Alerts to important BPOA or Belair Properties updates.

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

9 Access to BPOA Financials upon request.

How to Join

New and renewing members need to register for membership annually. Membership is optional but we highly encourage you to get involved.

Early Bird Incentive

All membership registrations (with payment) received by **Friday, June 16 at 12:00 AM Midnight** will be entered into a draw for a:



Hand-Painted Satellite Dish Sign for Home/Cottage customized with your family name and established year. (Sample Design only)

Sign-Up Options

Option 1

Complete online form registration at www.belairpoa.com/membership
Send payment by e-Transfer to 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 Friday, June 30. After that, only online registrations will be accepted, with exception to the July 1 Canada Day event, where sign-ups will be accepted on-site.

Achievements

2022

- Voted in new BPOA Vice President, and welcomed in new Members at Large and Events Committee Chair.
- Raised over \$27,000 year-to-date from fundraising initiatives and private donations towards the Belair Park Fund for Alberto Aiello Park – Thank You!
- Over 200 resident engagements at Canada Day Family Event, Marshmallow & Wiener Roast, Halloween at the Lake and Movie Night.
- Contributed \$1,000 to the Victoria Beach Dredging Project.
- Installed new signage around Belair Properties:
 - Leash and Pick Up After Your Pets
 - Children At Play
- Launched 2023 Belair Pets Calendar and raised over \$970 (net) for our Park and \$350 (net) for East Beaches Animal Services.
- Spearheaded 1st year for Holiday Lights Trail for all of East Beaches.

2023 Plans

- Increase community engagement through focused events and new recreational activities including Yoga in the Park, Paint Night and children-focused activities such as Park Meet-Ups, Rock Painting and Bike Rally.
- Install new playground in Alberto Aiello Park.
- Continue to plan and fundraise for Community Improvements.
- New bike racks in park.
- Water Safety & Fishing Sign in park.
- Refresh community bulletin boards.
- New equipment purchases for Events (movie screen and speaker).
- Keep Belair Properties top-of-mind with the RM of Alexander for our Park shoreline repairs caused by 2022 summer wash-out.

Fundraising

Park Revitalization Project

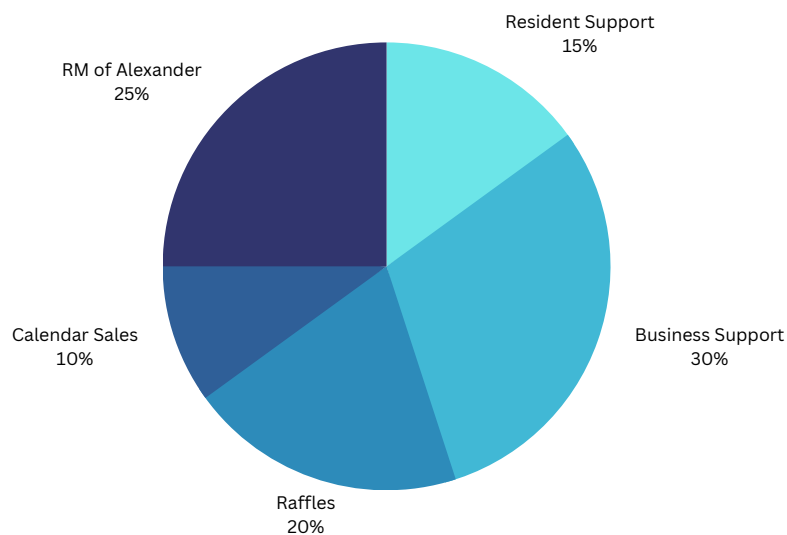
In 2021, a volunteer Park Committee was formed to begin planning and fundraising to revitalize our waterfront Alberto Aiello Park on Lakeview Drive. Thank you to local businesses, residents and our municipality, we have raised over \$27,000 (net) for the Belair Park Fund. Thank you to everyone that donated!

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. Unfortunately the larger 2022 grants did not come through, but we have applied again.

We have committed to a new play structure this summer and if our 2023 grants do not come through, then we rely solely on the generosity of our community to get us closer to our goal. Even if we do not have the amount we need by this Spring, we will use what funds we have to improve the park to ensure a safer and more sustainable space for our kids and families. Tax receipts issued for donations of \$50 or more.

	Target	% Raised
Phase 1 - Playground	\$50,000	55%
Phase 1 & 2 (with enhanced community park spaces)	\$75,000	37%

Fundraising Sources



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 put our neighbours and community in mind. Refer to local zoning bylaws.

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 and www.rmalexander.com/p/animal-control

www.belairpoa.com/area-services

www.windfinder.com/forecast/victoria_beach_lake_winnipeg

Events & Recreation

2023 Schedule

May (Victoria Day) Long Weekend	Seasonal Water Turned On (weather dependent)
June 16 June 18 - June 30 After July 1	Early Bird Sign-up Deadline for BPOA Membership Ongoing Membership Registrations - cheque mail-in and online Online Membership Registrations only
July 1	Canada Day Family Event
July 2	Movie Night
July 29	Paint Night
Aug 5	Annual General Meeting (4:00pm) & Community BBQ
Aug 12	Rock Painting (all ages) Paint small rocks and place throughout community
Aug 19	Family Halloween Event
Aug 19-20	Boreal Shores Art Tour (borealshoresarttour.ca)
Sept 3	Community Bike Rally
October Thanksgiving Weekend	Seasonal Water Turned Off (weather dependent)

Weekly Activities - July & August

Saturdays 9:00 AM	Yoga in the Park with Audrey (tix @ studioayoga23@gmail.com)
Saturdays 10:30 AM	Park Meet-Up - Ages 3 - 8 Self-Managed; parental supervision required (siblings welcome)
Saturdays 11:30 AM	Park Meet-Up - Ages 9 - 13 Self-Managed; parental supervision advised for under 12 (siblings welcome)

Check out other local events and activities at ebseniorscene.ca, beachesof59.ca, eastmantourism.ca, beachescc.ca, victoriabeachclub.com, hbca.ca and local Facebook groups.

Note: Events are dependent on weather, available resources, and public health orders, and hence, are subject to change. Get current event details on the Belair Facebook page or website (belairpoa.com).



Belair Properties Owners' Association Membership Application

Membership Period: July 1, 2023 – June 30, 2024

Complete this form and mail-in **OR** register and pay online at www.belairpoa.com/membership.

Note: Membership applies to a household of up to 5 people.

Primary Household Member #1

Contact	First Name:	Last Name:
Address (in Belair Properties)	Street #:	Street Name:
Email		Phone #

By providing my email address, I agree to be added to the Belair Email Database to receive timely and relevant communications from the Belair Properties Owner's Association.

Other Household Members

Member 2	First Name:	Last Name:
Member 3	First Name:	Last Name:
Member 4	First Name:	Last Name:
Member 5	First Name:	Last Name:

Membership fee:	\$ 30.00
Belair Park Fund Donation* (optional):	\$
Total:	\$
I would like to be contacted about volunteering in some capacity at Belair Properties Events (circle Yes or No)	Yes / No

Mail in completed Application Form and Cash or Cheque (made payable to Belair Properties Owners' Association) to: P.O. Box 130, Belair, MB. R0E 0E0.

*Tax Receipts for \$50.00 donations and up. Contribution goes towards new playground and community space in Alberto Aiello Park.

Thank You!

Have a Safe and Fun-Filled Summer



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