



Sharbot Lake Property Owners' Association

Winter 2017 E-Flash

***** We Need Your Help *****

President's Message – Kevin Browne

We have now made it through most of the winter and I have fully enjoyed the milder temperatures throughout most of January making me wonder if February will be kind or if Mother Nature has a plan to remind us what winter can really be like. While I have enjoyed the temperatures I do miss the cold enabling us to embrace the various winter activities. As I write this the Canal Skateway is closed as it has been too warm to produce safe ice allowing people to skate but as the temperatures drop leading into Winterlude it is expected to open shortly.

Good news is that these warmer conditions have melted the higher amounts of fallen snow that we received so far this winter. Thankfully this has allowed Mississippi Valley Conservation Authority to lift the drought conditions warning so hopefully we will have higher and safer levels in the lake for this summer's water sports.

Speaking of summer we are already in planning stages for the AGM and Dinner Event to be held on July 29th, 2017. At the last AGM we voted to not renew our membership to FOCA but to send a donation instead. It was noted that many SLPOA members were unaware of the benefits available through membership with FOCA, so we have invited them to provide a presentation at this year's AGM. This will be done by Terry Kennedy, FOCA President and Terry Rees, FOCA Executive Director. I personally believe that FOCA plays an important role in the future direction of cottage environments in Ontario and I hope this presentation will encourage you to the same belief. Our second presenter is Eric Kohlsmith, Septic Inspector – Mississippi Rideau Septic System Office who will provide a presentation in what he has found over the years during his inspections of Septic Systems throughout the region, the different types of systems and the associated benefits.

This fall we have the fish habitat restoration projects planned and to ensure that all goes well we will be meeting with Watersheds Canada this spring to work out the details. Our goal is to provide the project overview in the Spring Newsletter and on the SLPOA Forum. We will be

Joyce Waller – Secretary Treasurer SLPOA

In July at our AGM we will be looking for your support in filling the executive positions of SLPOA.

All positions are up for election

That being said please consider becoming involved as new people always add new ideas and spark to the organization. We meet 3 or 4 times a year and a lot of things are worked on via e-mail.

Another area we need help with is Reps in the various areas around the lake and in the village. The West Basin and in the village would benefit from your participation. If you to wish assist please send me an e-mail joyce.waller@slpoa.

looking for volunteers to assist in the project both for planning stages and assistance in the tasks for the restoration. There are 2 locations planned with one in the East Basin near the Guigue Road culvert between Sharbot and Elbow Lake and the second in the West Basin by the old Railroad Bridge that divides the two basins. If you are interested in being involved please ensure that you reach out to Joyce Waller at joyce.waller@slpoa.ca and we will keep you up to date.

At the past couple of years I have been encouraging our members to take advantage of the Lake Links sessions which have been held every October since 2004. Each year the workshop changes the topics to reflect the interests of the many lake associations, conservation authorities and municipalities. Last year it was "Lake Fisheries Management" and this year it was "Every Waterfront Matters, You Can Make a Difference". Rob Patten attended the workshop with me and has put together an excellent summary. We hope you will find it of interest and that it will encourage you to attend next year's session.

As always we hope that you enjoy the articles that have been put together for this E-Flash. If you have a

topic that you would like to provide an article on to share with the membership please forward it to kevin.browne@slpoa.ca as we are always looking for content for the newsletters.

May you have a safe winter and spring. If you are at the lake this winter take the opportunity to enjoy the Frontenac Heritage Festival. We look forward to seeing you around the lake soon.

Lake Links 2016 Workshop Review

Rob Patten

“Every Waterfront Matters, You Can Make a Difference” and you should!

Read why.....

Late in 2016 I took the initiative to attend the Lake Links 2016 one-day workshop in Perth on Saturday October 22, 2016 from 8:30-3:15 pm. It was hosted by Watersheds Canada. Why did I attend? Well, my family have had property on Sharbot Lake for 20 years and as with many of you, I have been extremely concerned about the quality of the Lake, the status of pollution, the rise of invasive species and the contamination of our sacred cottage environment.

I assume many of you do, as I do, sometime feel alone when contemplating the concerns and issues on our lakes. We take some solace from the work of our SLPOA organization and members. However, attending the Lake Link 2016 workshop boosted my knowledge of the issues, provided some comfort that there are thousands of owners in Eastern Ontario with the same concerns. Attendance also provided a list of contacts that I could utilize in the future to gain further insight and additional information on lake stewardship. Lake Links is a yearly event that I would encourage each of our SPOLA members to attend.

So who attended?

There were property owners and lake association representatives from across Eastern Ontario. Also attending were representatives from Federal, Provincial and local governments. Scientists were represented from environmental agencies with attendees from Universities.

This workshop explored trends in the ownership of shoreline properties in Eastern Ontario, with a special focus on what those trends may mean in terms of fostering lake stewardship actions across generations. We learned about practical tools and approaches that can bolster the effectiveness of communications and outreach to shoreline property owners. I'll provide a few highlights of some of the presentations.

The opening presentation entitled “**Visions & Values**” was hosted by Randy French, an ex-Ministry of Natural Resources employee and now with French Planning Services. Randy's session was interactive and he asked the attendees to think about life at the lake and what it means to them. To answer the question; what made being at the lake so important, rewarding and fulfilling.

I was intrigued at the openness of the attendees to voice their specific values that the lake offered vs. city living. There were many who shared. The values and visions that were voiced included;

- The water and the activities it enabled
- The family history at the lake
- The serenity
- The wildlife
- The simplicity of life
- The Sensory cleansing it offered
- The Social activities
- The Peace and tranquility
- The Endless projects
- The comfort of Natural settings
- A Heightened sense of community

The outcome of the conversations provided an extremely positive environment that lead into the important aspect of lake stewardship and the efforts necessary to increase awareness and education.

Terry Rees, Executive Director of the Federation of Ontario Cottagers' Associations (FOCA) discussed the Provincial Trends in Waterfront Ownership.

He provided statistics from a 2015 membership survey. The results showed that; 50% of members (highest response) were concerned with Water quality (algal blooms, nutrient impact). Slightly less than 50% were concerned with lake association membership and volunteer recruitment. 33% responded that leveraging municipal and industrial

development was important with a similar 33% with worries regarding variable water levels concerns. 27% say road issues are important with cottage safety responses at 26%.

The report also indicated that the percentages of permanent vs seasonal residences on lakes has shown significant increases from surveys completed in 2013 to 2015. In only 2 years the survey showed that permanent residences on lakes increased significantly. In many rural municipalities in Ontario the % of waterfront properties is now greater than non-waterfront residential properties. The County of Frontenac is one of those Counties. According to MPAC 2011, 55% of properties in Frontenac were waterfront. There were 12,150 waterfront and only 9,788 non-waterfront properties.

Other trends in cottage life that Terry provided included:

- Baby boomers are sparking demand: 53 per cent of regions surveyed reported an increase in retiree or near-retirement buyers compared to the previous year.
- Lower Canadian dollar is prompting Canadians to sell their U.S. property and reinvest in Canadian recreational regions.
- User-driven vacation rental websites make it easier for owners to finance and sell recreational properties. (Although some municipalities are moving to eliminate cottage rentals).

Cottages preferences are; quiet (94%) and private (91%) are most important; sandy beach (75%), access to water (75%).

The increase in residential waterfront properties evolving into permanent residences is most likely to increase the stress on water quality and environmental concerns. We, as present lakefront owners, must take stewardship of our properties seriously, if we are going to guarantee a healthy future for our lakes.

What is affecting waterfront property values?

Who's buying?

No one is thrilled at the prospect of selling our cottages and lake properties but we are always very keen in knowing its worth. Pauline Auger, Past President of the Canadian Real Estate Association provided some key facts at the workshop on the National & Eastern Ontario waterfront properties.

Basically over 60% of sales agents report that nationally, waterfront property sales will increase in 2016 over 2015. What is driving the decision to buy?

- Highest rating was for buyers to have “desired lifestyle and vacationing abilities”.
- Next highest reason was retirement considerations.
- As an investment.
- Low interest rates was also a key factor.

Who is buying?

1. Gen Xers (36-51 yrs. old) represented 63% of purchasers
2. Baby Boomers (52-70 yrs. old) represented 33% of buyers
3. With the lower value of our Canadian dollar, 10% of buyers were foreign with the majority being from the USA.

Closer to Frontenac County, Pauline remarked that “the typical recreational property buyer can be described as a 52 - 70 years old couple looking to retire on the waterfront”. She also mentioned that Millennials have now built up some equity and are now looking to purchase. Foreign buyers which were typically from the US now include individuals from England. A key factor for new buyers is the availability of cell and Internet coverage. For those of us in the Sharbot Lake area that is good news.

She did have a few cautions. One included the fact that most buyers are at the lower end of the purchase price so be careful concerning increasing the value of your property. The other rising concern is that many buyers are looking to supplement the cost of purchasing and operating a cottage property by offering it as a rental property. Municipalities are starting to pass by-laws to stop short-term rentals.

Read how mandatory septic system inspections are happening.

Noelle Reeve from Tay Valley Township reported on the trends in Municipal Planning. The Tay Valley Township is close in proximity to Central Frontenac. They regard their 32 lakes and 8 rivers as a valuable resource for tourism and recreation that must be protected from environmental degradation.

Noelle described the main threats that Tay Valley

Township are dealing with regarding their Lakes;

- Conversion of a lodge on Bob's Lake converting to a condominium. Plus the possibility of campgrounds and rental cottages on other Lakes in the area
- Rebuilding cottages on existing footprints (which had previously been limited to rebuilding upon Acts of God).
- Conversion to year-round homes and secondary suites (coach houses)
- Illegal beach creation (they had four last year).
- Small cottages illegally expanded and/or overused.

On the good side the Tay Township has a mandatory Septic System inspection program. Not all the lakes as of yet have joined but 7 lakes have with 2 more Lakes joining last year. Also on the positive side all significant residential development within 100 m of the lake must have a Site Plan Control and resulting agreement. Protection of the quality of the lakes will benefit from both of these programs.

While the pressures on the environment and the lake from residential development seem identical to Sharbot Lake area, I believe that the positive measures that Tay Valley are actively working, should be adopted by our Township as well.

The day also included a number of additional presentations regarding Lake Stewardship and I call your attention to copies of these presentations on the Watershed.ca website. Go to "[Lake Links 2016](#)" to view all the PPT's.

The workshop included at least a dozen display booths, staffed by knowledgeable people. There were interesting conversations at every booth. Some regarding invasive species such as zebra mussels, spiny water flea, Asian carp, algal blooms and invasive aquatic plants. Staff discussed not only the invasive species but what cottagers could do to assist in controlling the spread. Booths from organizations including Rideau Valley Conservational Authority (RVCA), Mississippi Valley Conservation, Water Rangers, Watersheds Canada, Ministry of Natural Resources & Forestry, Federation of Ontario Cottagers Associations (FOCA), Tay Valley Township, Healthy Communities Partnership and Cataraqui Region Conservation Authority.

In summary, the workshop is an educational event that every lakefront home owner should attend. If you are

interested in your enjoyment of the lake, the increase in equity of your property or passing on the cottage experiences to your families, then you should take some action to control your environment. If each of us lakefront property owners learned to take better care of each of our properties, then problems might go away or never surface.

Remember that **"Every Waterfront Matters, You Can Make a Difference"**.

Dreaming of Spring

Barbara Fradkin

SLPOA Environmental Coordinator

Winter is the perfect time to take stock and begin planning those inevitable spring projects. Renovations, additions, repairs, or even just long-needed maintenance – whatever you have in store for spring, this is the perfect opportunity to make sure the new projects are good for the lake.

Here are some great spring projects:

- Inspect and, if necessary, pump your septic or holding tank.
- Rake the leaves only where really necessary, while leaving the rest to enrich the soil and absorb moisture.
- Avoid fertilizers, including manure composts and commercially "enriched" soil. Use leaf or natural plant compost instead.
- Install eavestroughs and redirect the downspout into a rain barrel or stone basin to capture the runoff.
- Plant shrubs or trees (ideally native) to replace lawn, especially along the shoreline.
- Replace concrete or stone steps to the lake with elevated wooden stairs that allow the air and light to reach the ground, so that ground cover can grow.
- Replace old concrete and patio stone paths with more porous materials that capture run-off, such as wood chips, gravel, river stones, or elevated boardwalks.
- Wherever feasible, use wooden decks with one-inch gaps between the boards instead of concrete, interlock, or patio stones.

- Replace old concrete piers and crib docks with post docks or floating docks to reduce disruption to the lake bottom and water flow.
- Install timers or motion sensors on outdoor lighting to reduce light pollution, and, where feasible, use low-wattage solar lights instead.

When making your plans, consider how you use your land and shore. Identify essential swimming, boating, and outdoor leisure areas, and then allow as much of the rest as possible to return to its natural state. Weeds, grasses, and water lilies provide food, protection, and spawning grounds for aquatic animals as well as reducing erosion. Shoreline trees, bushes, and wildflowers filter out pollutants, shade the lake, and prevent erosion of the bank. Even deadwood in your wooded areas provides food for insects, a home for small animals, and a natural source of soil enrichment.

Happy dreaming!

4 ways to eliminate winter window condensation

By [Steve Maxwell](#)
Published in [Cottage Life](#)



Photo by kb-photodesign/Shutterstock.com

Does condensation build up on the inside of your home's windows during the heating season? If it does, you're not alone. Winter window condensation is a growing problem in Canada and its root has a surprising origin.

As homes are sealed better against air leakage, natural ventilation to the outdoors is reduced. As a result, indoor air becomes much more likely to contain damaging levels of moisture during winter.

If your windows sweat enough during the heating season to require periodic wiping with a towel, then you have a problem. And this problem goes beyond ruined window-frame finishes and mould growth on windowsills. It includes the very real potential for decay within wall cavities and attics, too. Window condensation can also be a sign of low indoor-air quality which affects your health.

Where the water comes from

When warm, moist indoor air meets the cooler surfaces of windows during winter, condensation develops on the glass. It's the same thing that happens on the outside of a drinking glass filled with a cold beverage on a hot summer day.

Flaws in your home's vapour barrier (and there are bound to be some in every home) can allow warm moist air to seep into internal wall cavities, condensing there as it did on your windows, and creating a perfect breeding ground for hidden moulds, fungus and other nasties.

Breathing, cooking, showering and drying clothes all release huge amounts of moisture into the air. In the good old days, this moisture would make its way outside through all the cracks that were once common around windows and doors. That's why old, leaky houses are often so dry during winter with no window condensation at all.

While today's homes mean lower energy bills, they also demand that we consciously provide some sort of fresh air to vent off all that water vapour. Boosting home ventilation is the key to solving the window condensation problem.

Open windows a little

This approach is about as easy as they come. Yes, opening windows will cost you a bit more in heating, but it still may be the cheapest way to solve your moisture problem.

Use exhaust fans and proper venting

Bathroom exhaust fans, in particular, should be used during every shower or bath and for at least 15 minutes afterwards.

Installing an exhaust fan in high-moisture areas of your home can help if you continue having minor condensation problems even with your windows opened.

Dryers that vent indoors spew massive amounts of moisture into your home. Proper outdoor venting of your dryer could solve the whole problem.

Install a heat recovery ventilator (HRV)

Although this option will cost \$2,000 to \$2,500 installed, it will fix the problem once and for all. It will also retain most of the heat that you'd normally lose through open windows and out of exhaust fans. In fact, HRVs are so effective and energy efficient that they're now required by code for new houses in some jurisdictions.

HRVs incorporate fan ventilation with a built-in heat exchanger that typically extracts 75 to 85 per cent of the heat out of stale indoor air before exhausting it outdoors. This saved heat is then transferred to a fresh stream of air coming into your home from outside.

Opt for better-insulated windows

The higher the R-value of a window, the better it can handle humidity and keep condensation from forming. Triple pane windows, for instance, are much less likely to form condensation than double-pane, all else being equal.

Replacing your windows with ones that have better sealing, but the same insulation value as the original ones, can actually increase window condensation because the new windows reduce air leakage and natural ventilation.

4th ANNUAL PHOTO CONTEST CALLING AMATEUR PHOTOGRAPHERS



Awarded First Place in the 2016 Photo Contest. Submitted by Sheila Waller (Fishing at Sunset)

Submit your photos to us and you could be a winner!

After the success of the first year of the photo contest we continue to want your photos to see the pictures that you feel reflect the cottage environment. These can consist of nature, animals, kids, friends and events.

Email your photos to kevin.browne@slpoa.ca along with your message/description. Contest rules are posted in the Forum ([click here](#)).

Contest entries must be received by midnight on Wednesday July 12th, 2017.

Contest Prizes are still to be determined for 1st, 2nd and 3rd place winners and will be announced in the 2017 Spring Newsletter.

Winner will be announced at the AGM on July 29, 2017.

IMPORTANT DATES

2017 4th Annual Amateur Photo Contest

Entries must be received before

Wednesday July 12th, 2017, midnight

2017 Annual General Meeting (AGM)

Saturday July 29th, 2017, starts at 10:00am at St. James Major Catholic Church Hall

2017 Annual Social Dinner

Saturday July 29th, 2017, starts at 5:00pm at St. James Major Catholic Church Hall

Winter Activities



11th Annual Frontenac Heritage Festival

February 17-20, 2017

Frontenac County's 150th anniversary was last year, and now our country is having its own! There's no better time to be celebrating our heritage than right now, and we've got you covered. Have some winter fun with us this Family Day weekend.

All details can be found by clicking [here](#)