

The Northern Lights

Twin Lakes Beach Association Inc.

Issue # 1 of 2

Winter 2011/2012

President's Report- Jack King

There is an unsettling quiet along the lake this winter. Empty spaces along Twin Beaches in Woodlands are all that is left of a neighbourhood full of rich family history and activity. St. Laurent -Twin Beaches has the appearance of a war zone. Battered homes, inaccessible properties and branches ripped from majestic trees have replaced what was.

For many the fight is over. For them tears and silence express the sadness that we feel for their families. For others the indignity of fighting for submitted expenses is a constant reminder of the unfairness of the flood. We deal with an ever-changing landscape of government workers who seem to move at random. We contend with a system that cracks the whip as we jump through the bureaucratic hoops as we move from department to department, with no one group seemingly in charge.

Black Tuesday has changed us forever. It has robbed us of time, uprooted us from a place we love and left us with an uncertain future.

*But somehow, the spirit fights on. Those who have lost continue to fight for all of us, with little hope for themselves ever returning to life as they knew it at the lake. Personal battles of anxiety manifest in sickness and held back by medication are somehow overcome by many who keep continue to write, petition, argue and plan to bring some sense of progress and hope to us all. And for that I and the rest of the Twin Beach community **THANK YOU ALL!!***

Lake Level Update

The lake level fell below 814 as reported on the Government website for January 27. Reports indicate that there is still flooding at Lake St Martin in spite of the new channel. A second channel is being completed to increase the capacity of the Dauphin River to handle the increased flow into Lake Winnipeg. We continue to advocate for the channel proposed by KGS from Lake Manitoba bypassing the Fairford Water Control Structure. At the current rate of reduction the lake level could reach 813 by April.

Important Links & Numbers

Twin Lakes Beach Association Official Website	www.twinlakesbeach.ca	
Municipality of St. Laurent	www.rmofstlaurent.ca	204-646-2259
Municipality of Woodlands	www.rmwoodlands.info	204-383-5679
Association of Lake Manitoba Stakeholders	http://lakemanitobaassociation.wordpress.com	
Lake Manitoba Flood Assistance (MASC)	www.masc.mb.ca	1-855-220-1822
Manitoba Association of Cottage Owners	www.macoman.com	
Manitoba Red Cross	www.redcross.ca	1-888-662-3211

Twin Lakes Beach Association Inc.

Inspectors

A typical scenario has developed with respect to home repairs and flood mitigation. If you have applied to Water Stewardship you can expect to be called for an on-site inspection. You will be told the level to which homes have to be lifted to qualify for funding. A detailed plan is filed on your behalf with a committee for approval. The plan is sent to the owner so that contracting bids can be secured. Three quotes are required to be submitted to the Province prior to work commencing. The lowest quote wins.

There have been instances where the Province have accepted less than the required three quotes where a case is made by the owner that they have been unable get more than ones submitted. At present there is a 14% co-participation requirement, meaning the homeowner contributes that amount to the mitigation work. If the cost of doing the work is \$10,000 that amount is paid by the homeowner who is then reimbursed for \$8,600 of the cost.

An additional inspector from MASC will perform an on-site assessment of the cost-benefit of the proposed repairs to ensure that the cost of repairs does not exceed the replacement value of the property prior to the final approval for the contracting work to commence.

Demolition – St. Laurent

Tenders have gone out for the job of carrying out the demolitions. Those whose properties are affected will be contacted by MASC with a buy-out for the structures. By accepting the cheque offered, you are not limited in further appeal to the Commission of Appeals or in litigating unresolved disputes with the Province. You will be asked to sign a waiver giving authority to the RM to cleanup the property. The holdback of 10% will be returned to the owner once work is completed.

Thirty-nine properties were marked with an orange circle by St. Laurent indicating that the buildings were not safe to enter. While some may be lost others may be stabilized and repaired. Twenty homes were demolished in Woodlands.

There were 158 appeals to Property Tax Assessments in St. Laurent. The assessor has stricken 200 homes from the property tax rolls and that number is expected to grow.

Meetings

Woodlands Level Fours - This group was initiated at the information forum at Sisler in the late Fall by Alice Dent. We have met twice to share experiences, raise questions and suggest actions that deal with the specific circumstances of those who have lost their homes.

EMO – INFORMATION FORUM - The meeting is scheduled for February 12 at the Rec Centre in St Laurent. There will be information given regarding the Emergency Measures Organization and Coordinator for the RM. Volunteers will be encouraged to be a part of the response team.

2011 EXECUTIVE LIST TWIN LAKES BEACH ASSOCIATION INC.

President:	Jack King TBN	471-5671	Lot 67
Vice-Pres.	Jeff Simes	999-4300	Lot 304
Treasurer	Bob Cox	253-4325	Lot 370
Secretary	Lori Fenn	253-0758	Lot 157
Past Presidents:			
	Lawrence Heise	837-8487	Lot 140
	Rilla Britton	896-5166 791-2762	Lot 138
	Dennis Turek	694-8642	Lot 301

TAP – Temporary Accommodation Program

The State of Local Emergency ended in both RMs of St Laurent and Woodlands on December 31, 2011. An immediate effect was that security ended with it. There is no intention on the part of the Province to force people off the program. The owners who have accepted the payment cheque for lost homes will have one year from that date to find other accommodations. If a person successfully appeals to the Ron Bell commission, the clock on exiting TAP will begin on the date of that decision being rendered.

We Want Your E-mail Address!

The Beach Association has its own e-mail address and we want **YOURS!!!** E-mail your address to the following address:

twinlakesbeach@gmail.com

We hope to improve communication with our cottage owners and lower costs of our communication. Communication via e-mail will consist of at least 2 newsletter type e-mails per year, reminders of upcoming meetings and elections. With respect to your privacy, these e-mail addresses will **NEVER** be published or given out.

Membership!

If you have not submitted your \$5 for a Twin Lakes Beach Association Membership you can do so by mail. Please mail a cheque made payable to Twin Lakes Beach Association Inc. to:

**c/o Rilla Britton
202-5995 Roblin Blvd
Wpg, MB R3R 3T6**

Your membership is **important**!! We must stay united and have a strong voice to fight for our property rights!

Compensation Survey

Twin Lakes Beach Flood Action Committee

Please take a few moments to fill out the brief survey below and promptly send your responses in. The information gathered by this survey will be used to help the Flood Action Committee determine the next steps to take. Please enter your Lot Number and **CHECK** one of the boxes. Do **NOT** enter any specific dollar amounts or terms. This is a survey for Compensation for **STRUCTURAL DAMAGE** and **PROPERTY DAMAGE**. It is **NOT** for out of pocket expenses (gas, mileage, food etc). Thank you in advance for your co-operation.

Please send responses to dturek@mymts.net or D. Turek
93 Kenville Cres.
Wpg, MB R2P 0X6

**STATUS OF COMPENSATION CLAIMS
TWIN LAKES BEACH**

LOT # AND PRINCIPAL OR NON-PRINCIPAL	SETTLEMENT ACCEPTED	GOING TO APPEALS ACCEPTED CHEQUE BUT APPEALING	NOT YET CONTACTED BY MASC FOR ANY SETTLEMENT OFFER TO DATE
LOT # _____ PRINCIPAL _____ NON-PRINCIPAL _____			