



## Information in this issue:

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- Parks Canada changes insurance requirements on new leases
- Annual General Meeting: Monday, July 2 10:00 a.m. Assembly Hall
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- Have you supplied WCOA with your email address?
- Washrooms and showers will close October 2008
- Check [www.waskesiu.org](http://www.waskesiu.org) for current updates on important issues
- Interpretation of new development vs renovation
- Phase-in of new lease fees
- New directors needed for the WCOA

## Working for you

Since we all shut down our cabins for the last time in the fall, your WCOA executive has handled many issues on your behalf.

We organized the **meetings** held in Saskatoon and Prince Albert to help cabin owners understand the new lease options. New guidelines have been developed for cabin **rooflines**. We investigated the **insurance** required by the new leases. We are pushing for a **phase-in** of the higher lease fees. We communicate regularly with Parks Canada officials and Waskesiu

Community Council representatives on issues affecting cabin owners.

We hope you see the value of our organization and that you are willing to support it with your membership and participation. The forms for **membership renewal** are included with this newsletter. Please note that from now on all correspondence from the WCOA will be posted on [www.waskesiu.org](http://www.waskesiu.org) and emailed to cabin owners who have supplied WCOA with their email address. However, cabin owners who have a paid membership and supply their mailing address to us

may request that newsletters be mailed by regular mail.

Our **annual general meeting** will be held at 10:00 on Monday, July 2 in the Assembly Hall in Waskesiu. We have many issues to discuss and welcome your input and questions. Please attend so we can truly represent your wishes.

Also, please consider becoming a **director** of the organization. We communicate with each other by email and meet by conference call a couple of times a year. Although it is not a large time commitment, serving as a director is important to the continuation of our cabin community. For more information, contact [arnstead@sasktel.net](mailto:arnstead@sasktel.net) (Chris president, WCOA).

## Insurance requirements change

As part of your new cabin lease you are required to provide insurance naming Her Majesty the Queen as an additional insured. Article 11 of the lease explains this in section (a).

Because of the difficulty in finding insurers willing to provide the waiver of subrogation rights in section (b) and the cross liability in section (c), Parks Canada has agreed to waive those two requirements. A template of the Letter of Waiver to amend the lease has been posted at

[www.waskesiu.org](http://www.waskesiu.org). The template has no legal validity on its own. A note will be placed in each file confirming the waivers. This is all that is needed legally. However, if they wish, lease holders may obtain for their own records a copy of the **Letter of Waiver** specific to their property. The address is: Terrence Schneider, PANP Townsite Manager, Box 100, Waskesiu Lake SK S0J 2Y0, or Fax Number 306-663-5424.

Annual  
*Grey Owl Howl*  
Family Dance  
and Good Time  
*Food, Music,  
Games, Dancing,  
Prizes, Fun*  
Sunday, August 5  
Community Hall  
Volunteers welcome  
Prizes galore  
generously supplied  
by local businesses

## Revisions to Roof Guidelines

With many thanks to cabin owner Bob McLeod, the cabin construction guidelines regarding roofline profiles have been amended. The revised wording is included at [www.waskesiu.org](http://www.waskesiu.org). Cabin owners planning to redevelop are encouraged to contact the Park office in Waskesiu to obtain the complete document.

Bob and the WCOA plan to work with Terry

Schneider, Town Site Manager, Prince Albert National Park, to clarify several other areas of the guidelines which are unclear or open to interpretation.

Remember that any construction requires a permit from the Park office in Waskesiu.

## Washrooms closing in 2008

Washrooms and shower buildings in the cabin area are scheduled to close in **October 2008**. All cabin owners **must** hook up their cabins to sewer and water by this time or be in contravention of their lease.




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*Mark your calendar:  
Annual General Meeting  
Waskesiu Assembly Hall  
Monday, July 2<sup>nd</sup>, 10 a.m.*

## What constitutes an addition or a new development?

Officials in the Parks Canada office in Waskesiu have clarified the intention of the oversized deck provision in the 1998 Cabin Guidelines. The idea was to allow for 50 square foot additions for required washroom installations which allowed cabin owners to retain a good portion of the large decks

that were allowed by past guidelines.

The guidelines further allowed for grandfathering of these decks where the washroom is installed in a shed.

Any proposed cabin addition that exceeds that of the "washroom square footage standard" would constitute a "new

cabin development" and require all site non-conformities to be rectified as a condition of the building permit.

This approach is an attempt to make the decision making process direct, measurable and clear.



## Dumpster Blues

In order to rectify the problem of unsightly waste left outside the dumpsters in the cabin area, the Waskesiu Community Council will establish a special bin at the recycling centre behind Twin Pine

Theatres and the Patio Grocery and Café for light construction wastes.

Please take broken lawn chairs, rotten deck boards, dead tree branches and similar items to this dumpster to dispose of them. **Please do not leave any items outside of the dumpsters at all.**

Please note also that as part of the SWEEP

program for recycling electronics the landfill will no longer be accepting these items. It is the cabin owner's responsibility to return them to SARCAN

[http://www.sarcsarcan.ca/sarcan/electronics\\_recycling.php](http://www.sarcsarcan.ca/sarcan/electronics_recycling.php).

## Provincial Cabinet Derails Local Governance in Waskesiu

As many will know, the Waskesiu Community Council has negotiated an agreement with Parks Canada that would establish a municipal authority in Waskesiu and provide major capital funding to begin dealing with our crumbling infrastructure.

For the agreement to take effect, enabling provincial legislation was required and was to have been presented to the spring session of the Saskatchewan legislature.

At the very last moment, Harry Van Mulligen, Minister of Government Relations, advised the Council that the provincial government would not proceed with the legislation. The Council's direct appeal to the Minister for reconsideration did not succeed.

That decision came as a complete surprise as Council Chair Don Ravis had been told repeatedly that the legislation would proceed. Ravis had asked for a meeting with the Minister but was advised that such a meeting was not required, as he required no additional information. Provincial officials were part of the process throughout.

The fallout has been quick and devastating. The Park Superintendent has advised that the Federal Treasury Board submission to secure the funding for the agreement has been pulled. We have lost \$4 million as a result. With the loss of \$1.85 million in capital funding, the planned streets and roads program is no longer possible. The payments on the \$800,000 utility loan that was to have been forgiven will now continue, costing residents \$90,000 a year for the next decade.

The Waskesiu Cabin Owners' Association has written to the Minister expressing disappointment with the decision. (See [Waskesiu.org](http://Waskesiu.org)) This decision will cost cabin owners an additional \$300,000 annually in land rent fees beginning in 2010.

The decision may result in the closure of the tennis courts and lawn bowling greens in 2008 as operating funds dry up. Alternate funding sources have to be identified to keep these facilities running.

On April 16, Council resolved not to pursue provincial municipal status at this time, given the provincial Cabinet decision. Council will begin discussions with Parks Canada to see if there are any viable avenues to be pursued.

Herve Langlois, Chair  
Local Governance Committee

April 22, 2007

For information,

check [www.waskesiu.org](http://www.waskesiu.org)

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*Please be sure to let your provincial representatives know how you feel about their decision not to proceed with the legislation.*

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*Council has scheduled a public meeting on May 20 @ 10:00 a.m. in Waskesiu. Watch for more details.*

## Water/Sewer available according to weather

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*"We are acting on your behalf. Be sure to let us know what you want."*

Although the new cabin leases permit cabin occupancy beginning on April 1, cabin owners can not count on having sewer and water available at this early date also. Sewer and water will be turned on only when PANP has determined it is safe to do so.

The date when this will happen, and indeed when they will be shut down in the fall also, will vary according to the weather – specifically freezing and thawing.

If past experience is any lesson, those services will not likely be available until early May.



## Your opinion is needed

The WCOA directors are currently considering a couple of issues. Please contact one of them to give your ideas and opinions on these matters and attend the Annual General Meeting.

1. The directors are interested in entering into discussions with the Cottage Owners'

Association about a possible **amalgamation** of the two organizations in the future. What do you see as the positive and negative impacts of such an amalgamation?

2. WCOA directors are also exploring whether there is a need to **maintain one or more shower buildings** after the October 2008 closure

date. Is there a need for them in the fringe season, when you have extra guests, or when your own system malfunctions? How much would you be willing to pay annually to maintain a minimum level of service for these circumstances?

Please note that these two issues are at the **information gathering stage only** and **no decisions have been made**.

## Bits and Pieces

Parks Canada contributed half of the costs of the meetings organized by the WCOA to inform cabin owners about the new lease options.

The excellent presentation done by our lawyer, Mr. James Kerby, is posted at [www.waskesiu.org](http://www.waskesiu.org) if you ever want to refer to it again.

In November 2006, several WCOA directors attended a **partner planning forum** in Saskatoon organized by Parks Canada. Members from many Waskesiu groups were present to share ideas and build collaboration. A follow up forum is currently being organized on May 12 by Communications Manager Carla Flaman to follow up on the ideas raised in the first one. WCOA representatives are once again invited.

The WCOA supports the following community organizations with an annual financial contribution:

- \* the Waskesiu Heritage Museum,
- \* the Waskesiu Children's Festival
- \* the Waskesiu Foundation.

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*A decision is expected in May whether the phase in proposal for lease fees will be approved.*

### Waskesiu Cabin Owners' Association

**President**

Chris Arnstead  
[arnstead@sasktel.net](mailto:arnstead@sasktel.net)  
1532 Mallard  
663-6105

**Vice President**

Pat McAvoy  
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**Treasurer**

Brian Booth  
[brian.booth@sasktel.net](mailto:brian.booth@sasktel.net)  
1534 Bluebird

**Directors:**

Rick Lokken  
John Day  
Richard Chapman  
Joe Monahan  
Gerry Gilchrist

**We're on the Web!**

See us at:  
[www.waskesiu.org](http://www.waskesiu.org)

### Waskesiu Cabin Owners' Association Membership

Please renew your membership in the Cabin Owners Association. Recent events have demonstrated the need for a strong, vital organization that will look after your interests as a Cabin Owner.

By June 1 send your membership fees and the attached form **with email address** to:

Brian Booth, WCOA Treasurer  
44 Clark Crescent  
Saskatoon SK  
S7H 3L9

Between July 1 and August 31 send to:

Brian Booth, WCOA Treasurer  
General Delivery  
Waskesiu SK  
S0J 2Y0

Or drop them off at Brian's cabin: 1534 Bluebird Street

### Waskesiu Cabin Owners Association Membership Renewal Form

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*Cabin Owner Name* \_\_\_\_\_

**Email address** \_\_\_\_\_ (for newsletters)

**Cabin Address** \_\_\_\_\_

**Home Address**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Membership fees are \$10.00 per year

If you missed paying last year's fees we will still accept your payment. If you want to pay in multiple years and save us all some postage please do so.

\*Please note that from now on all correspondence from the WCOA will be posted on [www.waskesiu.org](http://www.waskesiu.org) and **emailed** to cabin owners who have supplied WCOA with their email address. **BONUS:** email newsletters are in full **colour!**

**If you wish to continue to receive newsletters by regular mail, please indicate this here.**

**I do not have regular access to email and prefer to continue to receive newsletters by Canada Post. I understand I have to supply the correct mailing address and have a current paid membership.**