

# NEEPAWA CONDOMINIUM CORPORATION NO. 1

## GREY OWL ESTATES 2025 NEWSLETTER

### DATES TO REMEMBER:

- The AGM is scheduled for Monday of May long weekend, May 19<sup>th</sup> at 10:00 am at the Onanole Rec Centre
- **There will be no Leaf Pick-Up Day, this is the responsibility of the cabin owner.**
- Water Turn-On Date: May long weekend (weather permitting).

### MAIL OR EMAIL:

If you have not done so already, please provide us with your e-mail address. To save costs on postage and for environmental purposes we are hoping to only correspond via email and our website. For any questions/concerns/comments, please feel free to contact the board of directors at the following; [greyowlestates@hotmail.ca](mailto:greyowlestates@hotmail.ca). For Grey Owl information, please check out our website at [www.greyowlestates.ca](http://www.greyowlestates.ca). If you have changed your phone number, mailing address, or email address, please let us know.

### MAINTENANCE:

We want to remind all unit owners that if they have a particular maintenance issue or any other concern that they should not contact our maintenance person directly, but first contact one of the board directors. The Board of Directors contact information is on page 2.

### RENTAL OF A UNIT:

Unit Owners, who decide to rent their Units, are ultimately responsible for any damage or vandalism that may be caused to any Corporation property by said renters. Please inform your tenants of the rules and regulations of the Corporation as well as speed limits, pet rules, etc. You should also advise the renters of any consequences associated with any ill act performed on Condominium property.

### ANNUAL ASSESSMENT FEES:

- Invoice is included in this package.
- **Payment is due June 1st, 2025.**
- Post-dated cheques accepted until June 1st ONLY.
- Unpaid Condominium fees as of July 1st will be assessed a \$25.00 penalty plus normal accruing interest from June 1st.

- All outstanding Condominium fees as of July 31st in the year they are due will be sent to our lawyer for collection. Liens may be registered against the Unit Owner's property at their expense.
- Please mail cheques to the Condominium Corporation address at:  
48 Southview Drive, Brandon, MB, R7B 4G7

### PARKING:

We want to remind all unit owners of the bylaw requirement that parking on common elements is not allowed. As more (and larger) boats are coming into Grey Owl, encroachment onto common elements is occurring. This is becoming a concern related to accessibility and traffic flow. Section 19d) of the condominium bylaws states in part **“No motor vehicle, boat, trailer, snow mobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements..”**. We need to ensure that roadways and common elements are kept clear to maintain accessibility, especially for emergency vehicles if needed. If you are parking a boat in Grey Owl, it must be kept fully on your property. This requirement also applies equally to other items such as campers, motor vehicles or anything kept at your cabin. If it is confirmed that you are encroaching on green space or common elements with a boat, camper or vehicle etc, we will be requesting that it be moved.

### BEARS:

Unit holders are reminded that their cabins are located in bear habitat. Please be responsible cabin owners by being bear smart. By following these simple steps the needless destruction of bears can be eliminated; do not store garbage or pet food outside the cabin, keep BBQ's and decks clean and free of food, keep grass mowed regularly and your yard or garden free of rotten fruit or other sources of bear food, do not feed your pet outside, do not feed birds or squirrels, do not compost meat and keep recycling bins clean and free of food and drink, do not feed or bait bears.

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**IMPORTANT NOTES:**

- Regarding the water turn on dates for the upcoming season, advertisements will be posted on the website, [www.greyowlestates.ca](http://www.greyowlestates.ca). Emails will also be sent to those registered.

- It is the responsibility of the Unit Owner to drain their water lines in the fall of each year. It is the unit holder's responsibility to have and use shut off valves at their cabin. The board will not be responsible for any damages caused when the water is turned on.

- The Noise By-Law in the R.M. of Park will be enforced from 12:00 A.M. to 7:00 A.M. Contact RCMP about noise disturbances.

\*\* A fireworks By-Law has been passed in the R.M. of Park.\*\* Check out their website at [www.rmofpark.ca](http://www.rmofpark.ca) for their By-Laws.

**IMPORTANT CONTACTS:**

RCMP 204-848-2442 or 911  
Non-Emergency  
(Wasagaming Office) 204-848-2659  
Fire Dept. & Ambulance 911  
Development & Building Official  
204-848-2561 OR 204-848-0100

**BOARD OF DIRECTORS:**

Helen Forsyth	President	204-761-1567
Trevor Wallin	Director	780-499-1902
John McCabe	Director	204-724-2049
Neil Graham	Director	204-724-3726
Ange Pearen	Director	204-573-4605

Jenn McBeth - Secretary-Treasurer 204-761-2807  
or [greyowlestates@hotmail.ca](mailto:greyowlestates@hotmail.ca)

**DO'S AND DONT'S:**

- HOUSEHOLD GARBAGE ONLY is to be deposited in the garbage bins. No brush, construction materials or bagged leaves.

- Bagged leaves or small branches will not be picked up by Maintenance while performing their regular duties of contract work with the Condominium.

- There must be NO PARKING in front of the barricades. Speed limits will be enforced.

- Unit Owners are NOT TO CUT BUSH ON THE COMMON ELEMENTS.

- Pet (cat and dog) owners are asked to abide by the rules and keep their pets on leashes at all times and pick up their pet's droppings.

- No Garage Sales are allowed in the Condominium area.

*Thank you for cooperating and we hope you all have a great season!*