



# Chaparral Residents Association (CRA)



## Greetings from the Lake!

It's hard to believe that our 2018-2019 year is already upon us! We have all come through a long winter, and we are looking forward to more warm weather, longer sunny days and of course no snow!

We hope all residents have registered for our new system. If you haven't had the opportunity to join us you can go to <https://central.ivrnet.com/lakechaparral> click on register. if it tells you that your email is already in use, click the login button and enter your email and then click forgot password. The system will send you an email to re-enter a password. You will then have access to your account. Once you have registered online, you will be able pay online with credit card. Please note that there is a convenience fee for online credit card payments.

Watch for our new updated website, coming soon.

[www.lakechap.ca](http://www.lakechap.ca)

With our summer season just around the corner, **don't forget to bring your lake cards** when you come for a visit. All residents must sign in under their own addresses. Residents cannot sign in other residents as guests. All residents are to scan their lake card and their guests are required to check in upon arrival.

**Please note we are an alcohol/liquor, glass, and smoke free family facility.** For a full listing of rules please visit our website [www.lakechap.ca](http://www.lakechap.ca) to refresh yourselves for the upcoming season. Lack of compliance with any of these rules may result in residents/guests being asked to leave the park/lake and or suspension of lake access and privileges. Thanks in advance for your support and cooperation.

## Upcoming Events

- Annual Stampede Kick-off- June 23
- Summer Fun Day-July 11
- Campout in the Park-July 14
- Triathlon-August 10-12
- Movie in the Park-August 18
  - End of Summer BBQ Blast-August 24
- Annual Pumpkin Hunt-October 26
- Annual General Meeting-November 7
- Annual Skate with Santa-December 21
- Annual New Year's Family Skate-January 1, 2019





### Why Pay fees?

While some will argue that “I do not use the lake, so I shouldn’t have to pay” this is not the case. All residential properties in Lake Chaparral proper are encumbered to pay CRA membership fees on an annual basis. It is the homeowners’ responsibility to ensure these annual fees are paid and up to date. The fees are used to maintain the lake and park facilities regardless of how often you use them. Remember the lake is an asset that is an integral part of the value of the community, and your home.

We will continue to enforce our Zero Tolerance policy. After the June 30 fee payment deadline, all outstanding invoices will start to incur monthly interest charges. This also means if your fees are unpaid, all family members will be turned away at the gate. Any accounts that are still unpaid after three reminders and 90 days will be turned over to our lawyer for the collection process. Legal fees plus all incurred interest will be applied to the outstanding fee amount.

Thank you for your support and understanding on this matter. Should you have any questions or concerns please contact our Office Administrator, Nikki Watt or our Facility Director, Nancy Farah @ 403-254-4148, [office@lakechap.ca](mailto:office@lakechap.ca) or [manager@lakechap.ca](mailto:manager@lakechap.ca)

### 2018-2019 Lake Fees

As always, fees are due on or before June 30 and can be paid by cheque (payable to the Chaparral Residents Association), debit or cash at the Lake office. We also offer credit card payments online. If you would like to avoid the lines you can mail your cheques in or drop them off. (Payment cheques received after July 1<sup>st</sup> are subject to interest and you will be asked to amend them).

Once again, we will be running our early bird incentive draw. Any fees received on or before May 31<sup>st</sup>, will have the owners name entered into a draw to receive a full refund of the current years fees. Best of luck to all who take advantage of this!



**Chaparral Residents  
Association (CRA)  
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**Phone:  
(403) 254-4148  
Fax:  
(403) 254-4149**

[office@lakechap.ca](mailto:office@lakechap.ca)  
(events, rentals,  
programs, homeowner  
info)

[manager@lakechap.ca](mailto:manager@lakechap.ca)  
(concerns, comments,  
issues regarding  
park/lake)

[cra@lakechap.ca](mailto:cra@lakechap.ca) (for  
Board inquiries, or  
issues concerning the  
management of the  
park/lake)

**Web Site:**

[www.lakechap.ca](http://www.lakechap.ca)

**Facebook:**

[www.facebook.com/lake  
chaparral](http://www.facebook.com/lakechaparral)

**Lake Hours**

May-June  
9am-9pm

July-August  
9am-10pm

Check our website for  
hours and updates  
throughout the year.

**Message from President of Chaparral Residents Association**

Greetings Neighbours and Lake Chaparral Residents!

Now that spring is officially here and it looks like we may be clear of snow, I know that in our household our thoughts are turning to outside yard and property improvement projects. I suspect that we are not alone in this.

Did you know that if you live in Lake Chaparral you have restrictive covenants and architectural guidelines on your properties? I know that most new residents do, as you would have reviewed those covenants and architectural controls with your lawyers when completing the property purchase agreements. But for some longer-term residents you may not recall as it's been some time since moving into the neighbourhood. These covenants make Lake Chaparral a wonderful place to live and include, most familiar to you, the requirement to pay a yearly fee to maintain the lake property, common property grounds that includes entrance features (the Chaparral signs) and some other areas of the community. If you are curious as to what areas belong to the Residents Association, check in at the Lake office.

Many of the other items in the covenants are similar to the City of Calgary By-Laws and around residential properties, but, are a little more stringent with the eye to maintaining Lake Chaparral as a premier community in Calgary. Fences would be a good example of this. In Calgary, you are not allowed to have your fence fall into disrepair; the same bylaw also applies to Chaparral. What our covenant adds is that the fence must be the same colour and type as was originally put up by the developer Genstar. For most of us this makes no difference as we didn't have developer supplied fences. For those of us who have a beige perimeter fence (wood or stucco) a corner feature fence, a fence with stone pillars or a chain link fence next to green space, this means we cannot change the fence type or colour. It also means the burden of maintaining that fence is on us as the home owner whose property it is on. Generally if you have a perimeter fence backing on a green space or a road, you are responsible for maintaining it.

There are a number of other items covered in the covenants that include swales, garden sheds and clothes lines to name a few. To add some complexity to this not always well understood topic, Genstar had slightly different covenants applied to each phase of development in Chaparral. If you no longer have a copy of your covenant, it may not match a neighbour's depending on what phase each of your homes was in. The best way to find out what your specific covenant contains is to find your original document or visit the lake office where the staff has copies of all the covenants available.

When you are contemplating an improvement project for your property, please remember to check your covenants as well as the applicable City of Calgary By-laws before you begin your project. It's much easier to remain compliant than it is to have to fix something you have already built or changed. Again, please contact the lake office with any questions around covenants on our properties.

Have a great spring and summer season,

Regards,

**Murray Hunt**

**President, Chaparral Residents Association.**

**Our Organizations**

Did you know that the Chaparral Residents Association (CRA) works closely with the Chaparral Community Association (CCA)?

We are two separate organizations, each responsible for different areas of our community.

If you have community concerns regarding, traffic, development, transit, CCA memberships, green spaces, etc. please feel free to check out their website [www.chaparralcommunity.com](http://www.chaparralcommunity.com) or email [ask@chaparralcommunity.com](mailto:ask@chaparralcommunity.com)