

Happy New Year to all of our valued leaseholders at Emerald Lake. The leaseholder fees at Emerald Lake have increased for 2013. This increase is in response to escalating operating costs and lease fees that were well below the regional park provincial averages. The Lake Board has done a thorough and detailed job of researching rates and determining the necessary increase. Lease fees have remained static for the past five years in spite of increased costs to the park. This increase is needed in order to maintain the standard of life with all the amenities we enjoy at Emerald Lake. We know this doesn't make the increase any easier but hope our leaseholders will understand and support the Lake Board.

Seasonal campsites have seen a significant increase this year, from \$800 to \$1200 for a standard lot size of 1500 square ft. Leaseholders with oversized lots will pay even more. This increase reflects the costs associated with the repair and upkeep by maintenance staff for septic tanks, water and electrical hookup provision, and showers and washrooms. Many other parks do not allow decks or sheds on seasonal sites, and require trailers to be removed at the end of season. Some parks even have a lottery system to determine which lot you will get for the season! At Emerald Lake, we offer the security of knowing the site you will have from year to year, free rental for storing trailers on site over the winter, and the ability to build decks and sheds. We understand the importance of offering these amenities.

Cabin owners have seen a smaller increase this year, from \$800 to \$900 for a standard lot size of 4000 square ft (waterfront) or 5000 square ft (not waterfront). Leaseholders with oversize lots will pay even more. This rate closely reflects the provincial average. Most regional parks charge lower lease fees for cabin owners as cabin owners personally assume the risk and responsibility associated with ownership (market conditions for selling or buying, septic repairs, utility installs and upgrades, repairs). Similar costs associated with a seasonal campsite are taken care of by the park and included in the annual lease fee. Additionally, cabin owners have the added cost of school tax.

For both seasonal and cabin owners, your lease fees can be reduced in 2014 by returning your lot size back to the original size of 1500 square feet for seasonal sites and 4000 square feet (lakefront) or 5000 square feet (not lakefront) for cabin owners.

When comparing the revenue generated by a daily campsite compared to a seasonal campsite, it is a great deal to have a seasonal campsite for \$1200! If seasonal sites were charged at the daily rate for camping for just July and August it would be \$30.25 per day or \$1,875.50 plus GST for a full service lot. Even removing the cost of \$300.00 to cover electrical and septic the rate would be \$1,500 plus GST. That's only for two months and doesn't include all the other months our seasonal leaseholders enjoy their campsites.

The decision to increase lease fees was difficult, time consuming, and based upon actual costs and provincial rates. We wanted to make sure that this increase was fair to leaseholders, while at the same time meeting the needs and requirements to continue operating the park at a high standard. To offset this increase we have decided to continue offering the early payment option of \$150. We appreciate our leaseholders and hope you support us in our continued efforts to make Emerald Lake a wonderful place for all.