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Presidents Report:

August 3, 2024

Hello To All Owners!

Another year has passed and its been quite a busy time with many things happening in the Park. There have been lots of changes in the park as we all work to ensure Paradise Park is a great place for everyone to enjoy time with their family and friends but of course with the good comes the bad and I will cover some of the challenges as well that have come our way. The Board of Directors have worked very hard to try and mitigate the different situations that have arisen.

First, I would like to cover some of the things that have happened including some challenges the Board of Directors have managed to overcome at the sacrifice of a couple projects. The dock repair and partial security system install have been delayed, but are still on our radar. These delays were caused by the payout made to Marty and Richard for the agreement the Park entered into for renovation of the upstairs unit. The large one-time payment was not expected and as such we have had to move some projects out which included the dock repair and security system upgrade. As for the unit above the clubhouse, it has since been rented out for \$2,000/month to a couple working on the build of their new home which is expected to be completed this winter. I have managed to also secure 2 other interested parties to take over for \$2,000/month after their departure, thus continuing our income stream.

We also had 5 washing machines in a state which was not worth repairing any further so the Park had to purchase 5 new Maytag machines. As these machines are of a larger capacity the new rate for a wash has been set for \$2 and has been implemented and is ready for the 2024 season. The ask is for everyone to be mindful on how much laundry they put into the new machine and don't overload it as it will damage the machine. Don and Sherry Shultz will need to be reimbursed for the purchase of these machines as they covered the costs with their own funds in the interim until the Park reimburses them. They also delivered them along with Phil Bachmeir from Alberta. Thank you Don, Sherry and Phil! I think 2 out of the 3 like Captain Morgan Spiced rum! Since the machines were removed from the laundry room, Bill Sydner and Tom Cummins took the incentive and also repainted the floors in the lower Laundry room and washrooms. Thank you two Fellas!

With these couple items combined with general maintenance, increase of property taxes and continued operating expenses we are running a little tight, without touching our GICs. Benny to elaborate more on next steps needed shortly, so please when an invoice is sent out we would like it paid within 30 days of receipt. This will help with our management of the property.

Our Electrical system is holding out but we need to remind you all to manage your loads. The park will not be responsible for the damages individuals create for not managing their loads. You have 30amps only! If your AC/Heat is running you don't have much left except for maybe general lighting and maybe one small appliance. PLEASE BEWARE.

The Wi-Fi/TV has had its issues but Matt Parkes has stepped up and is managing as much as possible remotely. New cabling installed by Kyle (Iris's son) and some clearing of tree branches seemed to help with the issue. Matt will still need to upgrade some of the equipment as we go forward (example the AP units). Matt is aware that there are some owners who are receiving a weak signal or none at all (which are typically at the far end of the park in most cases) and is trying to sort out a solution if possible. The system for the most part is economical and will remain. If this is not working for you TELUS is another option you can try until we get the service stabilized.

The pool has seen a couple of issues relating to the new Boiler which are being addressed at present under warranty. We are also replacing the 20 year old pump to ensure proper pressure on the system is maintained. We should have

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heat soon if required. Also, Bill and Tom painted the pool edging so we could open the pool this year (I know they like Appletons!)

It is noted that Crime in the Park has dropped with no incidents reported. There have been minor incidents of unsightly messy lots. Please note the owners of the lot are responsible for keeping their lots clean and free from debris that can attract rodents and this also includes their tenants as well. Owners should be checking on their lots to ensure their tenants maintain a clean lot. Please check your lot and clean up if necessary.

The sprinkler system seems to be problematic. Bill, Tom and Jerry are working on the issue the best they can but this involves lots of troubleshooting and digging so some of you may not have sprinklers. Any questions, please ask Tom or Bill and they may be able to help with your concerns.

A gentle reminder that the white lines are there for safety so first respondent fire, ambulance and police vehicles have access so please respect them in your areas. There are only very select lots that allow parking in the front keeping in mind the white lines. Most owners should be parking within their lot boundary and within the lines. If additional parking is required there is parking out front outside of the park on the street.

As most of you are aware we have bats that live among us! Yes, they thought they could live just at our place! Well we have managed to relocate them to who knows where but be aware they are out there and are good for the Park. Colleen and myself have donated one bat house which Bill kindly put up at the lower bathroom areas. We may put more around the Park to help them establish a home instead of your umbrellas or shoes! They are a protected species. TBD

Hats off to all the volunteering in this park which is second to none once again! We all need to show our appreciation to all of those who have chipped in and made a difference. As well as saved all of us money!

- Tom and Bill for the painting of the lower laundry room/washroom floor and pool, troubleshooting Sprinklers and fixing the ice machine area
- Don ,Sherry and Phil for dealing with washers
- Drew Seifert cleaning the beach and pulling milfoil
- Mavis for helping to clean the beach and common area
- Benny for building the woodshed by the beach
- Pete who helped diagnose pool boiler issues
- Arlene who took control of flowers around the pool and organization for the steak dinner once again.
- Lyle setting up entertainment with his bloodline connections
- Bill and Don on opening and closing of the pool daily
- Beach raking by Gord
- Joanna for putting some fun stuff together for the park (reminder Flamingoing Event on Aug 10/24)
- Marty for address sign and odds an ends around the park
- Laurelle and Lance for maintaining our web site and email set up which you will find all minutes and President's reports and any related info to the park on there
- Shawn Innes for coming up to me and asking if he could fix the dock platform....great example of helping out!

The rose garden people looks great! ,our support staff Jerry/Shalynn for bathrooms and ground upkeep...still looking great, and our bookkeeper Marti Bishop who is doing a fantastic job and is on the ball, The Board for all your help with everything that was needed to be dealt with which makes my life a little better and for anyone else I failed to mention many many many thanks. If you like to do something for the park come talk to one of the board members we would love to support your efforts. Keep up the good work everyone!

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Remember respect your board as it is a volunteer group working together for the best interest of the park and does not desire any abuse by its members or visitors. We are doing the best we can with the time we have together so once again keep it cool!

Paradise Park Website: Laurelle advised that all Owners can all log-into the Paradise park website with the e-mail they have submitted for use for Paradise Park purposes. The site log-in instructions are posted on our Paradise Park Page here: <https://www.paradisepark.ca/owner-login-instructions>. She also set-up the Board Member log-ins as well for the site. Board Member group Contact E-mail that goes to all Board Members is contact@paradisepark.ca

Thank You and Enjoy Your Time in Paradise!

CHEERS!

Randy Finamore

President