



## LOON CALL LAKE COTTAGERS' ASSOCIATION

### FALL-WINTER 2012 NEWSLETTER

WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/LOONCALLLAKE/HOME](https://sites.google.com/site/looncalllake/home)

*Here's an update on some of the things that the Association has been dealing with in 2012.*

**ASSESSMENT** All of you will have received your updated assessment notices from the Municipal Property Assessment Corporation (MPAC). The assessments represent MPAC's opinion of the value of your property as of January 1, 2012. Our review of the figures indicates that most of us have experienced increases on the order of 6-8% - the figure anticipated by the MPAC representatives who spoke to us on September 1. This means that assessments will increase by 1.5% - 2% each year beginning 2013 through 2016. A quick review of assessments on Wolf Lake show similar changes.

Ontario's chief assessor, Larry Hummel addressed the annual FOCA meeting on October 30. His data suggests that for once, cottages are not being hammered by big new assessments. Some highlights of the 2008-2012 changes include:

- Overall, residential property has increased in value in Ontario by about 18%;
- The bigger urban areas have increased the most; e.g. GTA values have risen by 22.5%
- Recreational waterfront property increased by about 7% while single-family property values rose 15% and condo value increased 22%.
- Property values increases on large lakes were *less* than those on small lakes...almost flat vs. +/- 8%.
- The average increase in Peterborough County was 10.5% with seasonal properties on water increasing 6.9% while single-family homes on the water increased almost 10% and single family in general increased almost 12 %.

You can read more on overall changes in the latest FOCA alert which we have forwarded to you and which will be posted on our website.

These changes have led to an average assessment on

the Lake of \$328,800 with 13 properties assessed over \$400,000 and two over \$500,000.

These numbers suggest to the executive that on average MPAC seems to have it right. As a result we are not planning any discussions with MPAC on the 2012 assessment. This is not to suggest that there may be individual issues relating to the accuracy of individual assessments or that every property has been treated properly. You should check the information on the AboutMyProperty website to make sure that data used to estimate the value of your property is correct or if there are any other errors. If there are, you should let MPAC know as soon as you can. If the corrections do not satisfy you or if you still believe that your assessment is wrong, you may wish to make a formal Request for Reconsideration (RFR). You must do that by April 1, 2013. If you are still not satisfied with the results of the discussions of RFR, you can file an appeal with the Assessment Review Board.

There is a small chance that we could see lower taxes next year on the lake. This is for two reasons. First, the assessment increases on Loon Call Lake were less than those increases for North Kawartha as a whole (less than 2% as compared to the municipal average of 2.95%). This means that we will be contributing a slightly smaller share of the North Kawartha taxes. Second, because our property value increases were less than those of the province as a whole (18% vs. 6%) our share of the provincially set education levy will fall. But before you splurge on a big dinner out, remember that taxes rarely fall, and when they do the revenues have to be made up elsewhere. Those who have properties in the GTA will probably find that their share of the Provincial base and therefore their contribution will rise.

**HISTORY:** Our history project continues. Interviews have taken place with the Careys, Dunkleys, Guyatts, Van Larens and Franz Mueller. Elke Heideman, Jessie Petrie and Helen Yielding have written memory pieces. We hope to interview most of the people whose families have been on the lake since it was first opened up before next summer.

The plan is to have a draft of the document ready sometime in 2013.

**Franz Mueller Trail:** This summer, Tom Parsons installed a plaque at the beginning of the Franz Mueller Trail leading from Loon Call Lake to Crab Lake. The executive will be funding the maintenance of this plaque and Tom, Syd Bowcott, Mary Louise Colquhoun have agreed to improve the markings of the trail. Thanks to them, and most of all to Franz, for the hard work of blazing the trail to Crab Lake.



**Loons and Wakes:** At the AGM, the executive was asked to look into the question of the relation between wakes and wakes and loons and if there was relationship, what could be done by the association to make our lake more desirable to Loons. Dave Pressley was charged with this task and undertook Internet research; spoke with a number of people on the Lake; and toured the Lake with Travis Cameron, the KHSS Park Biologist. His observations included:

- To the best of our knowledge, there wasn't a nesting pair of Loons on the lake this year nor are we aware of any nesting pairs in the last four years.

- Loons tend to use their nest from ice break up to late May when the young are old enough to swim.
- Loons may be discouraged from nesting on a lake by boat traffic and wakes.
- Canoes, kayaks and motorboats approaching too close to a Loons' nests, may cause the loons to abandon their nest.
- Loons may choose to live on one lake and consider three or four nearby lakes as their hunting territory. For example, a nesting pair on Wolf Lake may also claim Loon Call Lake and discourage other loons from using Loon Call Lake.
- Loons, especially the chicks, suffer from many predators including foxes, wolves, bears and eagles.
- Loons will leave a lake because the fish population has been depleted. They have seen Loon chicks on another lake and will try to force the other pair out and take over the lake. The nesting sites may be too exposed to predators or noise or wave action.
- Not every pair of Loons has chicks.
- Loons do get tangled in fishing line and can drown. As well, they suffer losses during their migration and in their over-wintering locations.
- Man made floating nesting platforms have had 10 to 15 percent success as long as they are carefully located.
- **No one knows for sure why loons abandon a lake or what attracts loons to a given nest.**

There was a strong desire by the executive to make an attempt to attract a nesting pair back to the lake. Controls on wakes were not deemed feasible given the large number of people with more boats on the lake and lack of interest by MNR and the federal department of Fisheries and Oceans in establishing controls. The executive has decided that the best approach is to encourage loons through the construction of a few strategically placed floating loon nesting boxes anchored 50 to 100 feet from the shore to avoid the land based predators. The Association will fund two of these at the cost of up to \$200 a

piece. The boxes will be clearly marked as to their purpose and we ask that all boats stay 150 feet away from the boxes, at least until the end of May. If you must have a look, please use binoculars. Remember, loons have been known to abandon their nest when people approach too closely. Please respect the Loons and avoid approaching too close.

**The Regatta and Corn Roast:** Last summer's drought meant that we had to cancel the usual post corn roast campfire. While we all want a nice warm summer we are hoping that there will be enough rain next year to avoid fire restrictions at the landing. But even if there are, we're planning to have some post corn roast festivities. A new committee which will include Mike Lewkowitz and Don Green is being formed to make sure that the tradition of music and fun after the corn roast is restored and maintained.

**The Raffle:** Thanks to prizes provided by our own Luke Parsons furniture and pottery by Rosalind Reed, a local potter who has exhibited at the Gardiner Museum of Ceramics in Toronto. We raised \$335 for the North Kawartha Food Bank. Following is a picture which appeared in the November Apsley Voice of Carolyn Smith-Green and Malcolm Martini giving a cheque to the President of the North Kawartha Food Bank, Pat Quast. Thanks to all who contributed.



**Water Quality:** Our Lake Steward, Jim Hartog tells us that the Lake seems to have weathered the drought. Here are some early findings:

1. So far there has been no repeat of the algae outbreak that we had last year.

2. We still have no zebra mussels or spiny water fleas.
3. In May 2012, as a measure of clarity, Secchi discs could be seen at a depth of 4.8 metres. The average since 1977 is 4.5 metres. Last year averaged 4.2 metres.
4. Phosphate levels should be less than 10 parts per billion. Tests in 2011 indicated levels of about 6.0 ppb which is good compared to our historical one of 6.6 ppb.

**Boathouse Cottages:** Through the North Kawartha Lake Stewards Association, we have communicated to the Feds, the Province, including the Park, that this not the type of development we wish on our lake and that the various governments should get their act together to see that it does not happen. No new news here. There are pictures of a Boathouse on Jack Lake and of a group of boathouses in Muskoka on our website.

**FOCA:** All of us are members of the FOCA, the Federation of Ontario Cottagers' Associations. FOCA represents associations on a wide variety of issues from shoreline protection to municipal assessment. We contribute approximately \$250 a year to FOCA. We pass on their e-lets as they come to us, but do not give FOCA or any one else our email mailing list. FOCA would like to email you directly. If you'd like to receive information directly from FOCA contact them via their website <http://www.foca.on.ca>. A reminder, as a member of FOCA you are entitled to a free one-year membership in the Canadian Canoe Museum.

**Our Website:** A reminder, again, that we have a new website. We post all of our material as well as that provided by FOCA on this site. It is also possible to upload pictures. The website address is on the first page of this newsletter. Contact Syd Bowcott below if you have any questions.

***Have a Wonderful Winter and  
Holiday Season!***

***Loon Call Lake Executive***

Past President, Brian Webster, 705-656-1229, Home, 416-483-2706 [mcolquhoun@sympatico.ca](mailto:mcolquhoun@sympatico.ca)  
President, Malcolm Martini; 656-1413; Home 416-484-9957; [mlmartini@bell.net](mailto:mlmartini@bell.net)  
Vice-Pres. David Pressley; 705-656-1257; Home, 905-727-9235; [david.pressley@sympatico.ca](mailto:david.pressley@sympatico.ca)  
Treasurer, Carolyn Smith-Green; 416-526-8666; [donandcarolyn@sympatico.ca](mailto:donandcarolyn@sympatico.ca)  
Secretary, Syd Bowcott; 705-656-4556, Winter, 847-531-8381; [sydndee@yahoo.com](mailto:sydndee@yahoo.com)  
Lake Steward, Jim Hartog; 705-656-7367; Whitby, 905-430-3584; [hartog57@rogers.com](mailto:hartog57@rogers.com)

***Area Directors***

Lots 1 to 7, plus XO's 1 to 4: Bill McRae, 705-656-1223	Lots 40-52: Barbara Miszkziel, 705-656-8422
Lots 8 to 18: Helen Yielding, 705-656-4978	Lots 53-64: Neil Guyatt, 705-656-3446
Lots 19-27: Keith Batten-Burgess, 705-656-8768	Island/FR 57: Heather Thornton, 705-656-7307
Lots 28-39: Lenore Pressley, 705-656-1257	Lots 71-77: Rainer Stimming, 705-656-8435

***Lake Steward Committee***

Jim Hartog – 705-656-7367	Barbara Miszkziel - 705-656-8422
Dave Pressley – 705-656-1257	Sue Murray – 705-656-2042
Margie Colquhoun – 705-656-1229	Mary and Malcolm Martini – 705-656-1413
Mary-Louise Colquhoun – 705-656-1106	Tom Parsons - 705-656-7307
Terry Dowding – 705-656-1181	Rainer Stimming – 705-656-8435
Sue Hanna – 705-656-1736	Helen Yielding - 705-656-4978