JULY 17, 2026 EMAIL UPDATE

Upcoming Meetings

Council Meeting
Tuesday, September 8, 2026
9:00 am
#2 Erickson Drive, Sylvan Lake
Click here for zoom link
Link to all agendas

Development Updates:

New Notices of Development

33 Lakeview Road
Permitted Use - Deck
21-Day Appeal Period
Supporting Documents (PDF)
Please contact:
tmusseau@sylvansummervillages.ca
for appeal questions.

Golf Cart Registration is OPEN!

Please complete the registration form, and return it to the Administration Office. You can drop it off in person, in the drop box located to the left of the Garage door on the front of the building, or you can email the completed, signed form to:
information@sylvansummervillages.ca

If you registered your Golf Cart last year, you will need to renew for 2026. If your information has changed, you will need to fill out the Registration Form again. If it has not changed, you can pay the fee and pick up your 2026 Sticker at the Administration Office.

The $50 fee can be paid by:
Cheque
Exact Cash
Drop Box - (located on the front of the building to the left of the garage door)
E-transfer to: etransfer.svhalfmoonbay@sylvansummervillages.ca

Golf Cart Registration Form

Golf Cart Bylaw 180-24

The Sylvan Lake Regional Water/Wastewater Commission is pleased to announce that the Government of Alberta has committed $18.4 million through the Water for Life program to complete the final phase of the regional wastewater system. This investment will connect Eckville, Summer Village of Half Moon Bay, and parts of Lacombe County, advancing a regional vision more than 20 years in the making. The final phase is estimated at $20.4 million, with the system expected to be operational in late 2027.

Commission Chair Mike Pashak said, “We sincerely thank Minister Dreeshen and Minister Nixon for their support. This investment provides a low-cost wastewater solution, protects our drinking water and Sylvan Lake, and delivers lasting benefits for the entire region.”

Dear Half Moon Bay Residents,

The Summer Village of Half Moon Bay is a unique lakeside community that values the long-term environmental health of Sylvan Lake while meeting the needs of both permanent and seasonal residents. Protecting our lake, our groundwater aquifer, and the value of our properties is a responsibility we all share.

One of the long-term environmental challenges facing lakeside communities is the continued reliance on individual septic fields. As these systems age, they present an increasing risk to groundwater and, ultimately, Sylvan Lake. Connecting to a regional wastewater system is an important step in protecting our environment for future generations while helping preserve property values and the enjoyment of our community.

The Summer Village has now received confirmation that the Sylvan Lake Regional Water/Wastewater Commission (SLRWWC) has secured the provincial funding required to construct the regional wastewater line that will serve Half Moon Bay. With this funding in place, Council has directed Administration to proceed with the planning and implementation of Half Moon Bay's internal wastewater collection system.

Our objective is to have the system operational in late 2027, aligning with the SLRWWC construction schedule. While the municipal system may be ready at that time, residents will be provided additional time to complete the connection of their properties.

Council and Administration have been preparing for the possibility of this project for several years. A conceptual design has been completed, along with an order-of-magnitude cost estimate. Funding for a significant portion of the project has already been identified through government grants, Half Moon Bay reserve funds, and previously approved debt financing. At its most recent meeting, Council directed Administration to issue Requests for Proposals for a Project Manager and an Engineering Consultant. These appointments will allow the project to move into detailed design and procurement.

As this work progresses, additional information will become available. Residents can expect updates on construction timing, construction methods, property connections, septic tank inspections, septic field decommissioning, homeowner responsibilities, estimated costs, and other important project details. Similar wastewater projects have been successfully completed

in the other Summer Villages around Sylvan Lake, and we will draw on their experience and lessons learned throughout this process.

Keeping residents informed will remain a priority. Over the past several years, Council has shared information through Council agendas and meetings, community discussions, and regular updates. We recognize that many residents will have questions as the project moves forward.

To help answer those questions, Council will host a public information session. The session will provide an overview of the project, explain why it is being undertaken, review the current project schedule and funding, discuss anticipated costs, and outline what residents can expect over the coming months. We also intend to have technical experts available to answer questions.

This project represents a significant investment in Half Moon Bay's future. By working together, we can protect Sylvan Lake and our groundwater resources while ensuring our community remains a desirable place to live and enjoy for many years to come.

Thank you for your continued interest and support as we move through this important project.

Sincerely,

Jon Johnston
Mayor
Summer Village of Half Moon Bay

A Friendly Reminder: Property Taxes are due July 31st, 2026!

Summer Village of Half Moon Bay 2026 Combined Property Assessments & Tax Notices and Utility Notices have been mailed out

Municipal Property Assessment & Tax Notices were mailed to Summer Village of Half Moon Bay ratepayers on May 22, 2026. Residents can expect to receive their combined **2026 Property Assessment & Tax Notices** in the coming weeks.

If you have not received your Tax Notice by June 15, 2026, please contact the Administration Office 403-887-2822.

IMPORTANT TAX DEADLINES AND PENALTIES

Property owners are required to pay their Property Taxes by **July 31, 2026**. Penalties will apply after this date **even if you have not received an official Tax Notice**.

The assessment and tax notice are issued as a **combined document**. Please review the following key information carefully:

ASSESSMENT COMPLAINTS

- Property owners have **60 days from the Notice of Assessment date** to file a complaint.
- The final complaint date of July 30, 2026 is clearly identified on your notice.

TAX PAYMENT DEADLINES AND PENALTIES

- **Tax payment deadline:** July 31, 2026 at 11:59pm MST.
- A **15% penalty** will be applied to outstanding taxes on **August 1, 2026 at 8:00am MST**.
- An additional **18% penalty** will be applied to all unpaid balances on **January 1, 2027 at 8:00am MST**.

DON'T PROCRASTINATE

- Didn't receive your notice? **Contact us immediately.**
- Notice an error on your assessment? **Contact Wild Rose Assessment immediately (403-343-3357).**
- Have your notice? **Pay promptly and avoid penalties.**
- Prefer monthly payments? **Enroll in the Tax Installment Payment Plan (TIPP) to start in January 2027. Enrollment is only available by joining before December 31, 2026. Properties MUST have a zero balance to be eligible.**

If you have recently sold or purchased a property, please ensure that the property taxes are paid on time, even if you were not the registered owner or assessed person when the notices were mailed. New property owners may contact the Administration Office to request a copy of the property's assessment and tax notice.

HOW TO PAY

All tax are payable to Summer Village of Half Moon Bay and must be received no later than July 31, 2026, unless enrolled in TIPP.

Payment options include:

- **By mail to:** Summer Village of Half Moon Bay, 2 Erickson Drive, Sylvan Lake, AB T4S 1P5
  - Mailed payments must be postmarked by Canada Post no later than July 31, 2026.
  - If the postmark is illegible or missing, the date of receipt by Summer Village of Half Moon Bay will apply.
- **In Person:** At the Administration Office (2 Erickson Drive, Sylvan Lake, AB) during office hours (8:30 a.m. to 4:30 p.m. Monday - Friday). Exact Cash, Cheque, or Post Dated Cheque. NO CREDIT CARD PAYMENTS ACCEPTED at the Office.
- **Deposited in the Dropbox** located at the front of the Administration Office, next to the Garage Door
  - Do not submit cash.
- **E-transfer:**
  - ***etransfer.svhalfmoonbay@sylvansummervillages.ca*** is the ONLY email address to be used for e-transfers. If it asks for a security question, you have the WRONG email address.
  - Funds must be received by July 31, 2026.
- **By Credit Card**:
  - Pay online at http://www.sylvansummervillages.ca/half-moon-bay.html through PaySimply, a secure third-party platform.
  - *Service fees apply; Summer Village of Half Moon Bay does not receive any portion of these fees.*
- **Tax Installment Payment Plan**:
  - Participants enrolled in TIPP will see their monthly payments adjusted automatically to reflect the **2026 tax levy**. This new amount will be highlighted on your Tax Notice.
- **Payments will NOT be accepted through Online Banking nor EFT.**

Note: Due dates and penalties outlined **above do not apply to ratepayers enrolled in the Tax Installment Payment Plan (TIPP),** which allows property taxes to be paid monthly. Enrollment forms are available at the Administration Office or online at:
http://www.sylvansummervillages.ca/hmb-finance-and-taxation.html

For more information, please contact:

Tina Leer
Finance Manager
Summer Villages on Sylvan Lake
finance@sylvansummervillages.ca
403-887-2822