

MOUNT ALEXANDER COMMUNITY ASSOCIATION

No. 2.

NEWSLETTER

January, 1968.

As a result of a considerable amount of searching on the part of our worthy President Larry Banfield a suitable "hall" was located and we held our last meeting of 1967 in St. Barnabas Church Hall, Colin St., Dollard Des Ormeaux on December 2nd. The room provided a comfortable amount of space for the thirty or so members present and for the show of colour slides which followed.

A convenient room adjoining the hall also provided the means of serving refreshments afterwards.

We hope that this place will be available to us for future meetings, especially as the cost comes within our somewhat limited budget.

Having got the business of the meeting out of the way we got down to the interesting part, "What's happening in Grenada?" There seems to have been quite a few developments and the following is a summary of the main points brought out by Larry Banfield and Ed Brasseur both of whom had recently returned from a visit to the island.

The Community Association has the blessing of Mr. Rocafort who has accepted the position of Honorary President.

Mr. Rocafort is arranging for money to be available for those who may wish to have Mortgage loans to build their houses. The interest rate will be, he hopes, based on the rate for N.H.A. loans in Canada. i.e. about 7%.

Reserve water tanks, built into the houses, will cost about \$1.00 for each gallon of tank capacity.

Building materials are being obtained from Canada, Trinidad and Venezuela.

Electricity, 3 phase 230 volts, water and telephone services are now on the development.

All roads on the development are open or traced except "Nutmeg". This means that the trails are cleared for the roads through the bush.

The first two model homes were to be started on December 15th.

WATER: The development is allowed 50,000 gallons per day or roughly 60 gallons per day per person. There is a 100,000 gallon reservoir on top of Mount Alexander with a 35,000 gallon reservoir which we believe will be at the sugar mill and a further 200 gallon tank at each house. The tank will be built into the house in the form of a dummy chimney - rather a neat idea that.

Five contractors have submitted prices for the transportation of building materials to the development.

Now that the Government of Grenada has approved our development as a Tourist Resort, Mr. Rocafort is able to make use of his heavy machinery. Progress on roads and excavations should now be quite rapid from here on. For example in discussing the rocks on the shore, Mr. Rocafort assures us that a few passes with a bulldozer and "Voila" a sandy beach!

The Social Club is underway and may be available for use by the home owners by next summer. This will particularly interest those who are anxious to see their land and spend a holiday in Grenada, without incurring prohibitive hotel rates. Mr. Rocafort has ordered two British "Jeeps" for the use of land owners visiting Grenada. Anyone who has already visited the island will appreciate his consideration in doing this for us. "We will do a better job of thanking you when we meet you, Mr. Rocafort!"

The government has given their permission for duty free import of building material, furniture etc. for the Mount Alexander Development. We can also rent out our house without a licence.

The Commercial Centre, Mr. Rocafort hopes, will include a Medical Clinic, Dental Surgery and a Drug Store. To provide the qualified help, we need to get a Doctor, a Dentist and a Druggist, preferably to come and live on the development. Although we have among our residents, some of the greatest do-it-yourselfers, it might be as well if we got professionals in those three jobs at any rate.

Some of us have been wondering about Notary fees and how the amount charged is decided upon. The charges are based on the property values and are laid down in a government table of fees, so by law, everyone gets charged strictly according to the value of his property.

If anyone still has a problem in getting his monthly payment to the Mount Alexander Development, just give your bank a letter authorizing them to pay the Mount Alexander Development, account No. 374-298-8, Place Ville Marie, Montreal, the sum of..... dollars on theth of each month. Any problems, call George Wilson, Royal Bank, Place Ville Marie. - That's all there is to it.

For planning purposes, Mr. Rocafort would like to know, who will be interested in building their house between now and the end of 1969 and the approximate price of the house required. He would also like a list of those who are interested in Renting out their house later on, so that the necessary Rental Office and Maintenance arrangements can be set up.

Grenada is to get a jet airport. The building of this has, we hear, been offered to Canada, however if Canada is not interested, we believe that a German firm has expressed interest in building it.

The new Prime Minister of Grenada is very pro Canadian and is anxious to have the Island advertised in Canada as much as possible.

The size of many of the lots has now been reduced from that on the original plan and as a result, there are now to be 342 properties on the development, give or take a few - Like when someone buys 4 lots and builds one house right in the middle!

Many of us are interested in preserving the nicer trees on the property and some of us have not many such trees anyway. Well take heart, the Government of Grenada (bless them!) will supply and plant trees for us at 10¢ (Can?) a tree.

EDDIES SPECIAL. (Or Brasseur's Bombshell)

Starting January 1st, 1968 the Mount Alexander Development is to be advertized in the Financial Times in Canada and also in Britain and in the United States. Sales agents have been appointed in these countries to handle the sales, through Ed Brasseur. To coincide with this advertising Campaign the price of the lots will rise by 50% starting January 1st and will rise periodically, possibly every 3 months, thereafter. The ultimate price of the land is not known for sure but it is known that land on other developments, with less to offer, is selling for \$1.25 a square foot.

We hear that a second hotel is to be built on the Development, for which four adjoining lots have been bought by a Mr. Rapicault who also runs a hotel on Martinique. There is some uncertainty as to whether this is to be a hotel with Motel units or whether it would be a straight "Hotel". Perhaps we shall be able to clear that up by next news letter.

Some of us who use the Royal Bank at the Airport Terminal will know Miss Hilary Rapier whos home is in Grenada. Miss Rapier has said she would be willing to come along to one of our meetings and tell us a bit about her country. Hilary is quite an interesting talker so it should be a very enjoyable evening.

For anyone who may like to join our association, a membership application form is printed at the end of this letter. Just complete it and send it to the address shown.

Here's wishing you all the very best for the New Year and we hope to see you at our next meeting.

So-long for now.

Gordon Ayers

I wish to apply for membership in the Mount Alexander Community Association and enclose the amount of \$5.00 annual subscription fee.

NAME.....
(please print)

ADDRESS.....
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.....

TELEPHONE.....DATE.....

SIGNATURE.....

MAIL TO:- Mr. L. Banfield,
6035 Clark
Pierrefonds, Quebec.