

STRATA 799 THE ALPINE VILLAGE MT WASHINGTON

TO THE OWNERS IN THE ALPINE VILLAGE: INFORMATION BULLETIN NOVEMBER 2018

A very warm welcome to many newcomers in our Village! (This bulletin will give you some information on Strata affairs and remind the rest of owners about regular items.)

CVRD

Strata 799 falls within Area C of the Comox Valley Regional District and is governed by many of their bylaws.

GOVERNANCE OF STRATA 799

The affairs of our Strata are governed by an elected Strata Council – assisted by Cornerstone Properties Ltd. for financial and legal matters.

GARBAGE/RECYCLING

*****RECYCLE items (loose) i.e. NO BAGS OF RECYCLED MATERIALS** - placed in the rear one third (1/3) of the Strata 799 red bin. - **NO GLASS!** - This NEW requirement has been made necessary because people have been including GARBAGE in bags of recycle material. It has been necessary to dump into the garbage bin (and pay for) a few full loads of “recycle”.

GARBAGE items can be placed in dark bags and deposited in the front two thirds of the Strata 799 red bin. PLEASE!! – NO CONSTRUCTION WASTE, MATTRESSES, CARPETING OR DISCARDED FURNITURE IN THE Red Bin!!! Such items MUST BE REMOVED FROM THE MOUNTAIN BY OWNERS – USUALLY TO COMOX VALLEY WASTE MANAGEMENT CENTRE, 3699 Bevan Road, Cumberland, BC.

In **winter**, these bins can be found inside the Main Parking lot on the East side of the Strata, as well as on the edge of the Upper Henry Parking Lot.

***REFUNDABLES** can be placed in the SPECIALLY MARKED containers (proceeds go to Mount Washington Ski Clubs) in the Main and Upper Henry parking lots during SKI SEASON

BYLAWS/RULES

Please join the link: <http://strata799.ca/> to learn about the Bylaws and Rules specific to our land. This web page will be totally updated at the end of November, 2018!

There are absolutely no open fires May 1 to October 1 (or during forest closures) including Briquette BBQ's. [RULE 3]

The use of ANY FIREWORKS IS BANNED within the entire Strata or its parking lots. [BYLAW 30(2)]

All dogs found within the boundaries of the Alpine Village MUST BE ON A LEASH AT ALL TIMES –UNLESS THEY ARE WITHIN THE “OFF LEASH AREA “(found in the middle of the Strata property [Bylaw 3(3)] Owners MUST SCOOP THE POOP of their animals at all times. [RULE 4]

Either owners' permanent parking passes or guest parking passes MUST be evident in vehicles during the entire ski season. [RULE 1]

November 2018

Owners must apply for and receive written confirmation before altering the exterior of any building within the Strata. [BYLAW 5]

An owner must pay his/her Strata Fees to: The Owners, Strata Plan 799 (the strata corporation) on or before the first day of each month. [BYLAW 1.1] Payments can be made electronically, with post-dated cheques or Pre-Authorized Withdrawal (PAW)

Services Available to owners, friends, relatives coming to our ALPINE VILLAGE:

Tred Alpine Services – taxi, garbage pick-up, private plowing – 250-898-0488

Contact our Village representative for info or help with situations occurring in the Village – need a temporary parking pass – 250-465-9259 (\$10.00). General questions – contact Cornerstone Properties directly – 250-475-2005 (Ext 317).

Towing / recovery services – Georgia Straight Towing Ltd. - 250-338-9899

FIRE SAFETY

Oyster River Fire Rescue started providing fire protection services to Mount Washington December 1, 2017.

Emergency Call 911 for Police, Fire, and Ambulance

In case of fire, also call strata representative (250) 465-9259
and mountain representative (250) 702-4212

GENERAL SAFETY

Until the snow comes, there is often wildlife in the area - keep children and pets close by.

ABSOLUTELY NO TOBOGGANNING WITHIN THE BOUNDARIES OF THE ALPINE VILLAGE.

PLEASE DO NOT ALLOW CHILDREN TO DIG TUNNELS OR “SNOW FORTS” ON THE SIDE OF VILLAGE ROADS – SO THEY DO NOT GET BURIED WHEN THE GROOMER/PLOW COMES BY.

Please be aware that ALL Village roads are closed to vehicular traffic - including private quads and snow mobiles - once the ski season begins or when closure signs are posted. Only authorized units from Steller, Tred & MWAR.

As noted on the temporary parking passes – “When more than 6” (15cm) of snow falls in a 24-hour period, you should check your vehicle, clear away snow & move to a clear spot in the lot if one is available”.

It has come to our attention that there have been a number of thefts from vehicles on the road leading to the mountain. **REMINDER** – **do not leave any valuables in your vehicle – no matter where it is parked on or near the mountain!!**