

STRATA 799 THE ALPINE VILLAGE MT WASHINGTON

TO THE OWNERS IN THE ALPINE VILLAGE: INFORMATION BULLETIN JULY, 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 our owners about regular items.

BYLAWS/RULES

Please join the link: <http://strata799.ca/> to learn about the Bylaws and Rules specific to our Alpine Village. The web page is being up-dated in July. There have been some “technical difficulties”.

****There are absolutely no open fires May 1 to October 31 (or during forest fire closures) including Briquette BBQ's or wood burning stoves and/or fireplaces. [RULE 3] Sparks from such can easily ignite forest areas.**

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** (connected to a human on the other end) **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]

Our Village Representative, Lana Blair – and our Strata Council wish to thank owners for looking after the dog situation – including “cleaning up after” – to an ever-improving level!!

Either owners' permanent parking passes or guest parking passes **MUST** be evident in vehicles at all times **WINTER OR SUMMER**. Each unit is allowed two such permanent parking passes. [RULE 1]
Guest Parking Pass template may be received by contacting (blshires@pacificcoast.net).

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]

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.**

Please latch the bin doors at all times

****For the summer/early fall** - the one red bin can be found at the entrance to Dougan's parking lot at the intersection of Strathcona Parkway and Washington Way – as you enter our Village on the East side.

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.

*****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”.

***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 – and there is (NOW) one of the specially marked containers beside the red bin at the entrance to Dougan’s Parking lot – East side of Strata 799.

FIRE SAFETY – General reminder to call 911 in case of fires. Must give legal address. Door stickers were distributed with reminders what each address is. Keep fire lanes open as we have a new fire truck.

Members of our Fire Safety team are in the process of ensuring that all buildings have a visible sign denoting their street address to be easily seen from a main roadway.

“Oyster River Fire Rescue started providing fire protection services to Mount Washington December 1, 2017. We would like to have an opportunity to meet the residents that we protect so we are inviting you to a Meet & Greet at the site of the new fire hall on August 25, 2018 between 1pm and 4pm. We will be providing hot dogs, hamburgers and refreshments and will have several displays and our equipment for you to look at.”

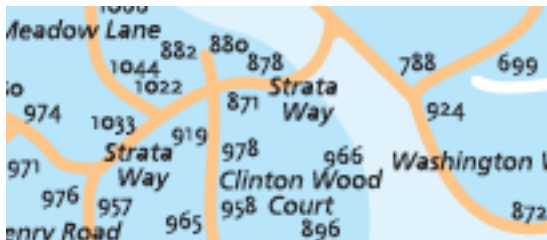
This summer, workers (with **TRED VALPINE SERVICES** – our new snow removal/grooming/alpine services company) are re-clearing brush to three (3) meters and to five (5) meters (where appropriate) around all buildings. No person may cut down trees [Bylaw 30(8)]

Ongoing road work to be continued this summer.

GENERAL SAFETY – There is often wildlife in the area - keep children and pets close by.

SPEED LIMIT IS 15 K. OWNERS AND GUESTS ARE ASKED TO OBEY VEHICULAR TRAFFIC SPEED SIGNS. It has been noted that vehicles have been travelling at speeds well beyond these posted speeds, causing a lot of dust and danger to children (and adults) walking on our roads. Please be considerate of your neighbours!

Signs have been/will be placed depicting a dangerous blind hill – the intersection of Strata Way and Clinton Wood Court - at the crest of the hill near #33 (871 Strata Way).



If new owners are worried about leaving their units unattended for extended periods during the off season, Tred offers home inspection packages. Contact Troy @ tredalpine@gmail.com - (250-203-2512).

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