

# STRATA 799 THE ALPINE VILLAGE MT WASHINGTON

TO THE OWNERS IN THE ALPINE VILLAGE: INFORMATION BULLETIN NOVEMBER 2017

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.

## **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, 2017!

There are absolutely no open fires May 1 to October 31 (or during forest closures) including Briquette BBQ's or wood burning stoves/fireplaces. [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]

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/RECYCLING **\*\*There is a bear in our area- please latch the bin doors\*\*****

**RECYCLE** items (loose) - - or in a clear blue or plain clear bag and placed in the rear one third (1/3) of the Strata 799 red bin. - **NO GLASS**

\*REFUNDABLES can be placed in the **SPECIALLY MARKED** containers -Main and Upper Henry parking lots - during **SKI SEASON BUT MUST BE TAKEN HOME DURING THE ENTIRE NON-SKI TIMES.**

**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.

\*\*Right now (UNTIL THE MOUNTAIN OPENS) the one red bin can be found in front of the old General Store building – across from the Main Strata 799 Parking Lot.

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.

In **summer**, (after the snow has melted from Strata roads) a single red bin will be found near Building #100 or Building #79 in the middle of the Village on Washington Way.

### **FIRE SAFETY**

A special **FIRE BULLETIN** will be circulated very soon.

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.