



## STRATA 799 THE ALPINE VILLAGE MT WASHINGTON

TO THE OWNERS IN THE ALPINE VILLAGE: INFORMATION BULLETIN MAY 2016

1. **WELCOME to a number of new owners in our Village this year.** This bulletin will hopefully enlighten you to the many facets of life in our strata as well as remind ALL owners of items they may have forgotten.

### **CVRD**

2. Strata 799 is situated within Area C of the Comox Valley Regional District (CVRD) thus is governed by many of the bylaws that are part of that organization. Unfortunately, fire-fighting teams do not respond to the mountain unless there is possible life at stake.

### **GOVERNANCE OF STRATA 799**

3. The affairs of Strata 799 are governed by an elected Strata Council, very ably assisted by Cornerstone Properties Ltd with financial and legal matters.

### **BYLAWS/RULES**

4. We have an excellent website on which you will find MUCH of the rules and regulations we follow in our annual activities. You may join the link: <http://strata799.ca/> to learn about Strata 799 Bylaws and Rules. (There are a number of items that will be updated at the same time as a new tab labeled “FIRE PREVENTION” is to be added.)

5. There are absolutely no open fires May 1 to October 31 (or during forest fire service bans), including Briquette BBQ’s or wood burning stoves/fireplaces. [RULE 3]

6. The use of any fireworks is banned within the entire Strata or its parking lots [BYLAW 30(2)].

7. All dogs found within the boundaries of The Alpine Village **MUST BE ON A LEASH AT ALL TIMES.** [BYLAW 3(3)]. Owners **MUST SCOOP THE POOP** of their animals. [RULE 4]

8. Parking passes are not required during non-ski season. [RULE 1]

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

10. An owner must pay his or her strata fees to The Owners, Strata plan 799 (the “strata corporation”) on or before the first day of the month to which the strata fees relate. [BYLAW 1.1]

### **FIRE PREVENTION**

11. Since CVRD does not respond to fires on the mountain, Strata 799 (The Alpine Village) has taken it upon itself, with the expert help of the Cumberland Fire Chief, Mike Williamson, to set up a fire fighting “station”. A Sea-Can container has been purchased and set up with basic fire fighting equipment – which can be hauled (in a trailer) to the nearest fire hydrant in case of fire.

12. This beginning fire fighting concept does not intend to save a burning structure, but is to prevent the fire from spreading to neighbouring structures or ground cover.

13. A full \*fire practice was held on Saturday, April 16 with 20 people attending to learn how to set up and use the equipment that has been purchased.

**14. \*THE NEXT FIRE PRACTICE HAS BEEN SCHEDULED FOR SATURDAY, JULY 23, 2016 ANYONE INTERESTED MAY ATTEND IN THE MAIN PARKING LOT @ 10:00 AM.**

15. Please refer to the following link for actions of the CVRD, which established the Mt Washington (Fire Prevention) Steering Group Committee with members of various entities on the mountain including three members of the 799 Council and Lana Blair. The link takes you to the main web page giving MANY other links to completed and proposed actions of this group – including information on a possible upcoming referendum: <http://www.comoxvalleyrd.ca/EN/main/departments/emergency-services/fire-services/mt.-washington-fire-service-project.html> (Note voting problems on Page 20 of 22 in the Consultant’s Final Report)

### **FIRE SMART BC**

16. Council has looked into the ideas developed by Fire Smart BC and has decided NOT to implement its full mandate as it would entail clear-cutting the entire Alpine Village!

17. Instead, Council has coined the term “**fire smarter**”, with having already done Project #1, clearing of all small evergreen brush from within 5 meters of all buildings and limbing to a height of 12 feet any evergreen trees in that zone.

18. Project #2. This spring/summer all (deciduous) ladder fuel will be cleared from the 5-meter building perimeter and larger trees may be limbed higher.

### **GARBAGE/RECYCLING**

19. RECYCLE items in a clear blue or plain clear bag and place in the rear one third (1/3) of the Strata 799 red bin.

20. GARBAGE items can be placed in dark bags and deposited in the front two thirds of the Strata 799 red bin.

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

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

23. ***PLEASE NOTE: ONLY “KITCHEN GARBAGE” IS TO BE PLACED IN THE RED BIN. Construction waste, mattresses, carpeting and/or discarded furniture MUST BE DISPOSED OF BY ALL OWNERS – USUALLY TO COMOX VALLEY WASTE MANAGEMENT CENTRE. 3699 Bevan Road, Cumberland, BC***

24. **Reminder: Council Secretary, Dick Zandee, has asked that those contact people for multi-dwelling buildings that were going to send him floor plans for their buildings – could you please tend to this soon?**

25. **Council wishes to remind users of Village summer roads that they should NOT BE SPEEDING when driving through the Village. Slower speed signs (15km/h) will be posted this year.**