

# Alpine Village Owners Package

Your Strata Council hopes this information on our Alpine Village will be helpful. Within this package, you will receive a copy of: **1.** Bylaws and Rules, Nov. 2016 **2.** Contractor Contact Information **3.** Cornerstone Email form.



Visit [www.alpinevillage.ca](http://www.alpinevillage.ca) to stay informed and updated, please use the website as your first stop for information.

## Bylaws & Rules, Nov. 2016

Below are just a few of the most important:

**BYLAW 1.1** 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. **NOTE: When in arrears at an AGM, you will not be able to vote**

**BYLAW 3(3)** Except within any "off leash" area of the common property designated by the council, an owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secure when on the common property or land that is a common asset. Our "off leash" area is located at Washington Way & Strata Way.

**BYLAW (5)** An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following: (a) the structure of a building; (b) the exterior of a building; (c) chimneys, stairs, balconies or other things attached to the exterior of a building; (d) doors, windows or skylights [amendment SPAA s.51 (a)] on the exterior of a building or that front the common property,

**BYLAW 30(2)** No person shall set off, or other wise use **any fireworks** within Strata Plan VIS799 (Alpine Village).

**NOTE: If anyone at your property uses any fireworks, the property owner will be fined, maximum of \$200.00.**

**Community support: email [johnm@cornerstoneproperties.bc.ca](mailto:johnm@cornerstoneproperties.bc.ca) with details (date, time, unit offenders occupy) of whom you have seen setting off fireworks. This will help us ensure the individuals can be educated.**

**RULE 1** Any vehicle in the Alpine Village four parking lots not displaying a valid parking pass during the ski season may be towed away at the expense of the owner of the vehicle.

***NOTE: Each unit is allowed 2 Permanent Parking Passes. If you are a new owner, you should receive the 2 Permanent Parking Passes from the previous owner.*** Please put your phone # on your Permanent Parking Pass.

***If you need a Permanent Parking Pass, contact Village Representative, [799@janine@gmail.com](mailto:799@janine@gmail.com).*** Only 2 parking spaces are available, per unit at any time. Temporary Parking Passes will be emailed to all owners each year, usually in December for the start of ski season.

**RULE 4** Further to Strata 799 Bylaw section 3(3), an owner, tenant or visitor must pick up and dispose of droppings from his or her dog or other large animal.

**FIRE SAFETY** – call **911** in case of fire or other emergency, you must give your civic address, e.g. #1-687 Castlecrag Crescent. Door stickers were distributed a few years ago, please ensure you have one on the inside of **each exit door**, with your civic address. If you do not have a door sticker, contact Janine, A.V. Rep., [799janine@gmail.com](mailto:799janine@gmail.com).

If you have any fire related questions or would like to be a volunteer firefighter for the community contact Oyster River Fire Rescue, Fire Chief Bruce Green at 250-337-8121 or [chief@oysterriverfire.ca](mailto:chief@oysterriverfire.ca). Please keep the fire hydrants near your property clear of snow and make sure you have at least one working smoke alarm on each floor of your building.

Keep fire lanes open, **at all times**, so the fire trucks and other Emergency vehicles have access.

Non snow season **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.

### GOVERNANCE OF Alpine Village, STRATA VIS 799

The elected Strata Council, minimum 3, maximum 7 members, are governed by the Strata Property Act, assisted by Cornerstone Properties Ltd. for financial and legal matters. Address any questions to [johnm@cornerstoneproperties.bc.ca](mailto:johnm@cornerstoneproperties.bc.ca) A current list of Council Members can be found at [www.alpinevillage.ca](http://www.alpinevillage.ca)

We are a member of CHOA (Condominium Home Owners Association of B.C). Any owner can obtain answers to questions by sending an email to Heidi Marshal [hmarshall@choa.bc.ca](mailto:hmarshall@choa.bc.ca), note Strata VIS799 in the subject line.

Our Alpine Village falls within Area C of the Comox Valley Regional District (CVRD), <https://www.comoxvalleyrd.ca/> and is governed by their bylaws. Our representative is Edwin Grieve, [edwingrieve@shaw.ca](mailto:edwingrieve@shaw.ca) T 250-337-8558 C 250-218-1385

## Garbage and Recycling

Household garbage should be bagged and deposited in the Alpine Village, Strata VIS 799 **red bins**.

***PLEASE – NO CONSTRUCTION WASTE, MATTRESSES, CARPETING OR DISCARDED FURNITURE in the garbage bin.***

Such items must be removed from the Village by the property owner. Comox Valley Waste Management Centre is at 3699 Bevan Road, Cumberland, BC. 250-334-6016.

Household recycling should be loosely placed (*i.e., NOT IN A BAG*) into the **Recycling section** of the garbage bin. Please break down your boxes to pack the bins more efficiently.

***Non recyclable*** items include: ***Cellophane wrap, Construction waste, Glass, Plastic Grocery bags, Styrofoam***

**\*To protect our Bears, please latch the bins at all times\***

For summer/early fall - one garbage and recycling bin can be found on the edge of the Upper Henry Parking lot, on the East side. In winter, the bins can be found inside the Main Parking lot, access from Strathcona Parkway on the East side of the Alpine Village, as well as on the edge of the Upper Henry Parking Lot.

## Contact Information

Property Manager, Cornerstone Properties	John Meikle	<a href="mailto:johnm@cornerstoneproperties.bc.ca">johnm@cornerstoneproperties.bc.ca</a>	
Village Representative	Janine Rathlef	<a href="mailto:799janine@gmail.com">799janine@gmail.com</a>	(250) 465-9259
Village Transportation/Tred Alpine Services	Troy Perras	<a href="mailto:tredalpine@gmail.com">tredalpine@gmail.com</a>	(250) 898-0488

Troy has asked everyone to be aware the Village grooming takes place every morning 7 to 8:30 a.m. Please do not let children outside without supervision during this time. It takes a lot of concentration to operate the heavy equipment and there have been instances where children have popped up out of the snow right in front of the Snow Cat!

Our water and sewage treatment are supplied by Mount Washington Alpine Resort, you will be billed quarterly. They operate a state-of-the-art sewage treatment plant on Nordic Drive. If you have any water/sewage issues contact MWAR Utilities at [utilities@mountwashington.ca](mailto:utilities@mountwashington.ca)