

# Alpine Village Owners Package

Your Strata Council hopes this information on our Alpine Village will be helpful.

For a full list of Bylaws and Rules please go to our website: [www.alpinevillage.ca](http://www.alpinevillage.ca)

To stay informed and updated please use the website as your first stop for information. Bulletins, notices, contractor lists are all posted and updated there.



THE OWNERS OF  
STRATA 799

## Bylaws & Rules:

Please see [AlpineVillage.ca](http://AlpineVillage.ca) website for a full listing of Bylaws, Parking and Other Rules. Below are some of the most important:

**BYLAW 1.1** An owner must pay their 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.

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

**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 on the exterior of a building or that front the common property.

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

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

**Community support:** email [eenglish@pacificquorum.com](mailto:eenglish@pacificquorum.com) with details (date, time, unit number the offenders occupy) of whom are not following our rules or bylaws. This will help us ensure the individuals can be educated.

**PARKING:** As of Winter 2022, we are implementing a new electronic parking registration system, with Parking Boss. There are tutorial videos posted on our website ([Alpinevillage.ca](http://Alpinevillage.ca)) to help everyone learn how to register themselves and their guests. Any vehicle in the Alpine Village's four parking lots not registered during the ski season may be towed, fined or immobilized at the expense of the owner of the vehicle.

**\*\*Please refer to the parking rules and policies on the [Alpinevillage.ca](http://Alpinevillage.ca) website. These policies are being updated – stay tuned.\*\***

**EMERGENCIES** – 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 Erika at [eenglish@pacificquorum.com](mailto:eenglish@pacificquorum.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. Change batteries semi-annually.

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

Non-snow season **SPEED LIMIT IS 15 km/hr**. 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 Pacific Quorum Properties Ltd. for financial and legal matters. Address any questions for Council to Erika English at [eenglish@pacificquorum.com](mailto:eenglish@pacificquorum.com) A current list of Council Members can be found at [alpinevillage.ca](http://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), [www.comoxvalleyrd.ca/](http://www.comoxvalleyrd.ca/) and is governed by their bylaws.

### **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 FURNITURE in the garbage bin or next to it.***

Such items must be removed from the Village by the property owner. Illegal dumping by the bins will result in a \$200 bylaw fine. [Comox Valley Waste Management Centre \(cswm.ca\)](http://Comox Valley Waste Management Centre (cswm.ca)) 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** bin. Please break down your boxes to pack the bins more efficiently.

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

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

These facilities are located inside the Village Main #1 Parking lot, access from Strathcona Parkway on the East side of the Alpine Village, as well as on the edge of the Upper Henry #3 Parking Lot, on the west side of the village.

### **CONTACT INFORMATION**

Property Manager, Pacific Quorum	Erika English	<a href="mailto:eenglish@pacificquorum.com">eenglish@pacificquorum.com</a>
Village Representative	Janine Rathlef	To be contacted by our Property Manager on your behalf
Village Transportation/Alpine Services	Richie Meads & Aaron Weber	<a href="mailto:alpineservices.co@gmail.com">alpineservices.co@gmail.com</a> (250) 898-0488
MWAR Utilities		<a href="mailto:utilities@mountwashington.ca">utilities@mountwashington.ca</a>

REMEMBER: Alpine 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 or are a New Owner, contact MWAR Utilities at [utilities@mountwashington.ca](mailto:utilities@mountwashington.ca).