



CASA LOMA COMMUNITY ASSOCIATION

JUNE 2015



Presidents Report

Here it is—June 2015. The cliché, *“it just seems like I was elected yesterday”*, for the CLCA council, is very true.

Over the past year the Casa Loma community faced many challenges that will require each of us to talk about, and embrace the bigger picture of how we can all help push Casa Loma forward.

In previous years, the President, at this time of year, looked for the highlights of the outgoing Board; setting the stage for the next “to be elected” volunteer directors.

One of the key highlights has been the Newsletter itself which was elevated to an information piece we can all be very proud of. Al Hildebrandt spearheaded the newsletter activities assisted with input articles by Rodney Wright. All directors put in many hours to make sure the newsletter had the right focus and finish.

Another of the issues the CLCA board spent many hours on was clarifying the membership and voting rules of our constitution. I am very pleased that the Board moved forward and in an inclusive way opened up membership applications to all having a tie to the Casa Loma community and being at least 19, the age of majority in BC. The CLCA Constitution supports one registered member having one vote.

Having more Casa Lomites supporting our community association is important as we deal with key items that will impact the quality of life in this community.

The CLCA website is up and running, thank you Gisela Scholze for getting this underway for the community. Visit us at <http://www.casalomacommunityassociation.com>.

The CLCA has refined committee structures (see page 3) and initiated a research project for more ideas and involvement as we go into the last part of the decade.

The next two connected items, Development and Storm Water Management will impact Casa Loma.

Area development plans have been published. Depending on who you talk to there are between 128 and 143 new residential units planned. This is a 40% plus potential increase in Casa Loma homes and will impact all of us in infrastructure areas such as sewage, fresh water supply, roads, traffic and safety.

The CLCA recently made a presentation to the District of West Kelowna Council and asked councillors not to think of each of the developments in isolation, but to think of them as a whole, as it is the total housing units that will have the complete impact. This would eliminate the thinking, *‘well it is only just 25 more homes’*, but each development is a part of the 143 and if completed will be an increase of over 40%!

A long term community wide development plan is urgently needed.

Development is linked to Storm Water Management and the ongoing saga of, ‘the Ditches of Casa Loma’. To date there is still the outstanding Localized Service Area issue, (“LSA”) a term used by DWK for residents to pay for their own upgrades.

21 residences are slated to pay the DWK almost \$8,000 each to replace the ditches with an underground system to repair a failed engineering project of 3 years ago. This means those 21 residents who have already paid once, will pay again. Broad community support is needed before a LSA hits your area.

Our existing drainage system of moving storm water into the lake is at capacity. Without system wide improvements to handle the collected storm water, all of us will be impacted. This brings up the Rubicon of providing a proper system that can handle the future development, or just band-aiding what we have!

Traffic calming also is a high impact issue of future development which would likely have 200-300 more cars on Campbell Road each day. Community involvement is needed for all the items above.

The CLCA has several committees and initiated a research project which could use your help as there is much to do going forward.

Hopefully, the newly elected 2015-2016 board can build on the work done this past year, involving more residents who have the time to move our community forward. Thank you for your support, making Casa Loma a better place to live.

Joe Gluska
CLCA President

joe@casalomacommunity.com

2015 AGM update

On **Saturday, June 13, 2015** Casa Loma residents who are, or would like to be members of the Casa Loma Community Association (“CLCA”) hold our 14th Annual General Meeting.

The AGM is a time to hear about the state of the affairs of the CLCA and from the current board of directors and then exercise our membership rights to elect the next years board of directors.

You get to meet the Mayor Findlater, DWK council and senior DWK management who attend.

Here are a few updates on this years voting process to remind everyone.

As per the CLCA constitution “anyone” who lives in the Casa Loma area may apply for membership.

The directors have clarified this to mean anyone who is 19 years and older and has a tie in with the community (such as owning, and/or renting a home in Casa Loma) is welcome to join our association.

Annual membership in the CLCA requires a membership form for new and renewing members.

The membership form, is being distributed electronically, with this newsletter distribution, and is also available on our website.

There are a few places where additional information (if provided) will assist us in making sure the right type of information comes your way.

This is the first year, where individuals can sign up as individual members as our constitution describes. In the past there was only one member allowed per household.

Given that this is the first year of this clarification, you can sign up individually and pay the \$10 membership and have an individual vote. In the case of a couple, you can jointly register for a \$10 single membership and vote.

We want to get as many members registered individually as we can. Knowing that the CLCA has a certain amount of individual paid up members, then allows the CLCA to speak on behalf of more members especially when dealing with DWK.

Hey, it’s only \$10 per voting member and a great cause. Every \$10 membership help build our treasury for special projects and keeps our annual membership per member down, and let’s the politicians who are listening know that the CLCA has a membership that working together.

We would appreciate as many of you registering your membership ahead of the meeting, as there is always a bottleneck of people lining up and we are trying to get our AGM started a bit earlier, and also take less time in the registration process.

If you are a paid up 2015 AGM member and are in attendance at the meeting you will be given a voting confirmation ballot.

If you are a paid up 2015 AGM member but cannot make the AGM meeting and you want to have your vote counted, then you can register a Proxy vote, by naming the CLCA member who will be attending the meeting. The named proxy holder will be able to register your vote.

However, all proxies have to be received by the CLCA executive 48 hours in advance of the meeting. That means by noon on Thursday June 11, 2015, all proxies have to be submitted to be verified and registered as per our constitutional rules.

You can hand your proxy in to any current director, or scan and email it to casalomaassoc@gmail.com, or to the Secretary Al Hildebrandt at al@casalomacommunity.com or fax it to (250) 717-5266.

Call for nominations of new Directors

The directors past and present, spend time and take their volunteer job seriously. We are always looking for new volunteer director candidates and those who can contribute at the CLCA board level with their expertise.

Given the critical issues in Development and Storm Water Management that will affect us all in the coming years, (as discussed by our President on the first page), we need to ensure we have the right balance and experience on the board and welcome new director candidates.

Anyone interested to letting their name stand for this years election and join our ranks, you can do so connecting with our President at (250) 808-2049 Joe@casalomacommunity.com or our Secretary at (250) 878-9100 al@casalomacommunity.com .

Or you can send an email, along with a brief bio of yourselves to casalomacommunityassoc@gmail.com.

Anyone who has notified the CLCA of their intention to run for election by June 7, 2015, will be included in the June 8, 2015 final AGM nominated directors information package, distributed electronically, and at the meeting.

CLCA Committees

In addition to the directors being involved in the director meetings and activities, the following five standing committees are here to serve the ongoing broader community involvement. Anyone with personal interest in any of these areas of concern to let us know your viewpoint and availability to help us out in these matters when more detailed input is required, such as community surveys.

- Communications Committee
- Fire, Safety & Traffic Committee
- Membership & Governance Committee
- Parks & Recreation Committee
- Water & Storm Management Committee

Volunteers who want to help in any of the above areas or volunteer potentials can let us know of their interests.

Committee updates

COMMUNICATIONS COMMITTEE

All the directors work together on Communications Committee and any external communications going to the membership, including this newsletter.

If you have items of interest you would like to communicate with us, please email casalomacommunityassoc@gmail.com.

MEMBERSHIP & GOVERNANCE COMMITTEE

CLCA Membership

According to the **CLCA Constitution, Part 2 – Membership**, any one may apply to be a Casa Loma Community member, and pay their annual \$10 membership fees to join for full member privileges.

This membership principal has been confirmed in our December 8, 2014 board meeting and we are now moving towards having as many people from the Casa Loma community individually, or family members join the CLCA.

Those who apply for new membership, or annually renew their membership, must be 19 years of age and show a tie to the Casa Loma Community, such as living or renting a home in the area, or if they own a home in the area and pay your annual membership dues, which is \$10 per year, per voting member can become a CLCA voting member.

One paid \$10 membership equals one vote.

FIRE, SAFETY & TRAFFIC COMMITTEE

Traffic Calming Project

At the May 12, 2015 Council Meeting, the traffic calming recommendation was approved. Key elements of this initiative include:

- electronic speed reader sign near Casa Rio/Casa Grande/Campbell intersection (sign Does?? or does not records actual speeds).
- additional speed limit signage between Highway 97 and Casa Rio/Casa Grande intersection.
- provide occasional enforcement.
- painted centerline and intersection stop bars (adjusting stop sign locations for improved intersection visibility).

It is expected that most of these changes will be implemented by the end of May. The electronic speed reader sign is on order and will be in place some time in August. It is hoped that these changes will result in reducing speeding in Casa Loma and the results of these initiatives will be measured over the next 18 months.

Further traffic calming initiatives would be considered i.e. speed cushions, would be considered after this evaluation period if speeding is still an issue in Casa Loma.

The CLCA would like to personally thank Kyle Reese and Rob Hillis of the DWK Engineering Department for spearheading this project.

New Development

As communicated in an earlier email to the community, there are a number of development requests that could add as many as 128-143 housing units to Casa Loma - a 40% increase.

These new developments are at the top of Lucinde and at the end of Benedick. As well there is a preliminary development application for the land above the road at 2211 Campbell Road.

The CLCA has already communicated to both Development and DWK Council that we can not support new individual development in isolation and until a community wide infrastructure addresses the deficits in our community - in particular storm water management.

We will continue to provide update on these development proposals.

To ensure that you are kept up to speed on these new developments it is important that you supply us with your email address.

For a more detailed look at the status of this developments, please check out the "Community News" section at <http://www.casalomacommunityassociation.com/news.html>

PARKS & RECREATION COMMITTEE

Annual Beach and Community Cleanup

On Saturday June 6, 2015 we once again hold our annual cleanup of those areas where the public has access. To make our area look as good as your own yard, we need volunteers to assist us in this worthwhile project. Just bring your tools that will be helpful for our clean up efforts.

Three different meetings places where we can meet at 9 AM onward are at 1. Casa Rio Park Beach, 2. Dock Beach, 3. At the start of the Kalamoir Park trail (Benedick Road entrance). Bring your gloves, rakes and clippers.

For more information on this event call Shelley Lynn at (250) 469-2822.

CLCA Annual Easter Egg Hunt

The annual Easter egg hunt to see how much candy our little munchkins could accumulate in a short time period was a resounding success.

Over 45 little ones, followed the Easter Bunnies and got their fill of only super healthy candy.

Thanks go to Shelley Lynn and Gisela for organizing this years event and for all the other volunteers who helped.

2015 CLCA Dates to Remember

Saturday, June 6, 2015 9am - 11am
Community cleanup day

Saturday, June 13, 2015

Garage Sale 8am - 12 noon
Annual Picnic 12pm - 1:30 pm
CLCA AGM 1:30pm-2:30 pm

Bring your lawn chairs for your own use at the AGM and Picnic.

And don't forget to bring Beer for Heather and Tim, as well as Red Wine for Janice and Al.

New Information on Casa Loma Survey

For all of you who took the time to fill out our initial community survey, thank you.

Here are the highlights from 100 responders (79 are full time residents, 9 were vacation owners, 4 are renters and 3 are investment owners, 5 responders forgot to submit any answers.

- the most important issue noted with a "very important" score was storm water management - this is followed by road safety and a closed storm water system.
- on a ranking score basis, storm water management was by far the # 1 issue - followed by road safety and then a closed storm water system.
- 41 responders identified that everyone in the household was over 18, 26 identified themselves as retired, 18 indicated children under 16, 6 as working outside the house and 9 responders skipped the question.

To view the full survey, click on the link below <https://www.surveymonkey.com/results/SM-9JXZMBVD/>

Thanks again for your participation. You can expect other surveys in the future.

CLCA Directors

In Alphabetical order the following directors elected for the CLCA 2014-2015 AGM year are;

1. Joe Gluska (President) 250-808-2049
joe@casalomacommunity.com
2. Al Hildebrandt (Sec/Treasurer) 250-878-9100
al@casalomacommunity.com
3. Shelley Lynn Mazur (Vice President) 250-469-2822
4. Heather Schaub (Director) 250-769-4630
casalomacommunityassoc@gmail.com
5. Gisela Scholze (Director)
6. Janice Spencer (Director)
7. Tim Stanfield (Director) 250-808-4846
tim.stanfield@shaw.ca
8. Rodney Wright (Director) 250-545-6766