

Sept 11, 2017



CASA LOMA COMMUNITY ASSOCIATION



President's Report:

This newsletter is being delivered as we think back to a challenging summer for many in BC.

Casa Loma residents live in one of the most beautiful and protected areas of BC.

When it comes to the weather, we are all impacted up & down our valley.

In the spring '17, we had more than enough rain to keep everything green. In April, the lake water levels fed by the remaining snow pack run off had all of us wondering when it would stop rising.

While none of us have ever had to weather a major storm or a hurricane like the Caribbean and Florida is facing this week, for most of us this was new emergency flooding territory.

The rising Okanagan Lake water levels during May and June, especially for those in the lower levels, or on the lake itself, meant that those in charge of Emergency Services throughout the Okanagan and surrounding areas, had to mobilize for the unprecedented water levels.

Hundreds of civic workers and volunteers manned the regional Emergency Operation's Centre (EOC), command centre, helping the Okanagan residents with sandbagging and flood control activities.

In Casa Loma we had plenty of help from our West Kelowna ("WK") civic workers at all levels. The West Kelowna firefighters and the BC WildFire Services firefighters were front and centre at all the sandbag distribution centres as they cheerfully filled hundreds of thousands of bags and helped load them into vehicles and distributed filled bags to areas in need.

We had many really good people in Casa Loma help their neighbors carry the load and placed thousands of sandbags.

For those who lent helping hands to others, it really was appreciated. Thank you from all of us!

The CLCA meets each June for our AGM. CLCA members elect a new council and get an update from the WK.

Often, suggestions have been made to just have a community get together where neighbors could just meet their neighbours in a non-business social setting.

The CLCA has decided to host all our Casa Loma neighbors for our first "**Party with a Purpose**", so that we can personally thank everyone that had a role in the recent flood protection activities. We invite Casa Loma residents to join us for the free BBQ and get together.

WHEN: Tuesday, September 12 from 4:30 - 7:00 pm

WHERE: Dupuis Park - please bring your lawn chairs.

WHY: To thank all emergency services personnel, from BC Wildfire Services, the WK firefighters and WK emergency, civic workers and elected officials.

WHO IS COMING: Firefighters from various West Kelowna Fire stations. We expect to have at least two, possibly three fire trucks and their crews at the park.

Come early get your pictures taken with our uniformed firefighters and meet our great public service ambassadors. Fire dep't shift change is at 6:00 pm so they will have to leave early. WK civic workers and elected officials and other volunteers are also coming.

New Flag Raising Ceremony: At 5:00 PM as well as a few remarks by West Kelowna Mayor Doug Findlater, CAO Jim Zaffino and Fire Chief Jason Brolund.

The only thing you need to do is let us know how many people from your family are coming. This is the first time we've held this type of event and we just want to be prepared with the food. Come meet your neighbors & friends. It's free and fun.

Please send me an email at al@alhildebrandt.com if you plan to be at the Sept 12, 2017 event. Thank you.

A very special **Thank You to Pat Conway, Owner of Westside Rentals** who provided the big flashing roadside sign letting Casa Loma residents know about the Sept 12th BBQ.

Al Hildebrandt, CLCA President

CLCA AGM update:

For those who were not at our June 3, 2017 AGM, we had 105 members who voted at the AGM.

72 of the CLCA members voted in our first ever online election. We received many very positive comments about the nomination and election process, and how easy it was to vote. All members had an equal opportunity to decide the outcome of the director election.

The seven CLCA directors elected for the next term were **Doug Deschner, Catherine Martin, Jesper Kock, Joe Gluska, Al Hildebrandt, Shirley Pacholok & Tim Stanfield.**

The CLCA President's position was the only officer election at the AGM with Al Hildebrandt being elected as President.

The prior year CLCA council decided that the other officer positions for the Vice President, Secretary & Treasurer, would be appointed by the newly elected council at the next director meeting.

Shirley Pacholok was appointed as Secretary and Joe Gluska appointed as Treasurer. The Vice President position will be rotating to the directors as required.

Website update:

Our www.CasaLomaCommunity.com website is gaining viewers who are looking up various member and community information. The new site is interactive and mobile friendly.

If any of you have great Casa Loma community pictures that you think others would enjoy seeing, then please forward appropriate pictures to al@alhildebrandt.com and we will see how we can get some of them rotating through the screen's that people see of our community.

We have added a Development section which has information on the various projects.

Inquiries go to Info@CasaLomaCommunity.com

CLCA Membership update:

Currently, the CLCA has 154 paid up members. Including in the 154 members is 36 Life Time Members (LTM's) that have paid \$100 to be individually paid up CLCA members for life and not have to renew each year.

LTM's are recognized on the CLCA website, and we affectionally call them "Lifers". **Thank you LTM's.**

Al Hildebrandt states "I'm proud to say that every one of the current CLCA directors (and their spouses) are CLCA Life Time Members. Regardless of how many years they already have been directors, or how long they will serve on the CLCA council in the future, they ALL have the long-term interests of the community at heart, and are long term CLCA supporters, not just while they are on the CLCA council".

We believe that having more Casa Loma members as a whole, known as **Life Time Members** will have a long term positive influence with the elected West Kelowna officials.

Knowing the CLCA speaks for more community members year round is better than the year by year support that we had in the past (from AGM to AGM) goes up or down as memberships are renewed each year.

The CLCA has moved to a calendar membership year.

On January 1, 2018 everyone (except the Life Time Members) will be receiving their 2018 renewal notice to make their \$10 per member 2018 renewal payment.

For those in person at the September 12, 2017 event, who are not CLCA members today, can get a jump start at your 2018 membership.

Effective Sept 1, 2017 onward any new memberships paid for during the balance of 2017 also be for the 2018 calendar year. \$10/member, or \$100 for Life Time Membership.

Traffic Calming Projects

Casa Loma residents and the CLCA has raised traffic and safety concerns related to the heavy traffic and often excessive speeds along Campbell Road.

Traffic issues increase each year during the summer time when additional vacationers make Casa Loma their temporary home for a few weeks each summer.

With the increased housing units being built in our area, that also brings increased construction related traffic, even before our new neighbors take possession of their homes in Casa Loma.

West Kelowna Council and Traffic Engineering departments tell us that this is not just a Casa Loma issue. Traffic Calming is something they are wrestling with in various ways all across West Kelowna.

Even when traffic survey's have been conducted to determine citizen input, often the results of those "citizen input" choices brings more complaints to West Kelowna than before those remedial traffic calming activities have been instituted.

In Casa Loma a speed monitoring sign has been erected on Campbell Road to collect traffic pattern data. The results so far have been disappointing in curtailing the speed along Campbell Road. Drivers become accustomed to the sign and ignore the speed zones.

Please, respect the speed zones, be careful when passing those walking and riding on the roadside and slow down. Our children and families depend on your safe driving habits.

[Major Development Projects Updates:](#)

An overview comment on this development topic in what's published in this newsletter, or in the future as well as information on our website.

The CLCA board of directors as a group are not providing approval of, nor disapproval of any individual development projects.

Individual tax payer contacts with civic officials or planning department leaders is a great way to influence project direction.

Our director group is simply providing the information we are aware of to our members, or where they can find that information.

Three development projects identified.

The **Stonewood Development Corp.** projects on the upper Casa Loma bench area has been underway for more than a decade encompassing Lucinde Drive and Casa Palmaro Drive. The projects are known as the Casa Loma Estates and Palmero Village townhouses with info at www.casalomaestates.com

There are still a number of single family housing units to be built out, and a number of multifamily units still to be developed over the next 3-5 years.

The upper bench development project had previously been approved by prior municipal entities (before West Kelowna Incorporation) and/or received approvals by West Kelowna Planning department.

Blackmun Bay Project – This newly proposed project at 2211 Campbell Road (The Orchard's) is in the initial planning stages with West Kelowna Planning Department.

The project and property is owned by Calgary based Landstar Development Corp. and coordinated by Samuel Alatorre of IBI Group who can be reached via email at Samuel.alatorre@ibigroup.com or by phone at (403) 270-5600 ext. 66615, or at <http://blackmunbay.com/>

Our role is relay the information to our membership and encourage them to be involved.

While this may be the starting points of a multi-year development and zoning process application, along with the public consultation process, any decision of what is built (or not) is between City of West Kelowna and the Developer.

See our website for more details on the Sept 21st & 22nd Open Houses which the developer has asked CLCA to forward to our membership.

Benedick Road Development - The development at the end of Benedict Road, above the Casa Loma Resort has had an on-again, off-again project through multiple property ownership changes.

The current owner, has recently received first reading at West Kelowna Council for their development application. The developer must comply with a number of environmental and water studies before second reading or further applications can be made.

For those who want to connect with any of these projects with the West Kelowna Development Department they can be reached is at (778) 797-8830.