



SONOMA SUN

September 2015

Weeds and Wildfire Risk

You may have noticed the overgrowth of weeds on the properties adjoining Sonoma Pines along Carrington Road.

Sonoma Pines homeowners and Council members have been concerned with the fire risk to Sonoma Pines and have asked WFN to see that the areas were cut back to create a fire interface between the weeds and our fence line.

This is not a new issue as the first mention of this came up in the minutes of a September 2013 Council meeting. "WFN and West Kelowna Fire Department have been contacted regarding the fire interface between the vacant lands adjoining Sonoma Pines. A contractor has been hired and will clear a 20 ft. separation between the fence and the agricultural land. The authority having jurisdiction is WFN who will enforce the by-law through their officers." The interface was never completed in 2013 or by the early summer of 2014.

That was when Sonoma Pines HOA Councillor, Jo-Anne Luchka picked up the ball. Through considerable effort (contacting almost everyone in the WFN Government phone book) she was finally put in touch with Tara Trottier, Director of Operations for the RMD group and managed to have RMD mow an interface along our fence line.

Jo-Anne repeated her efforts in June of this year, as our neighbours needed a

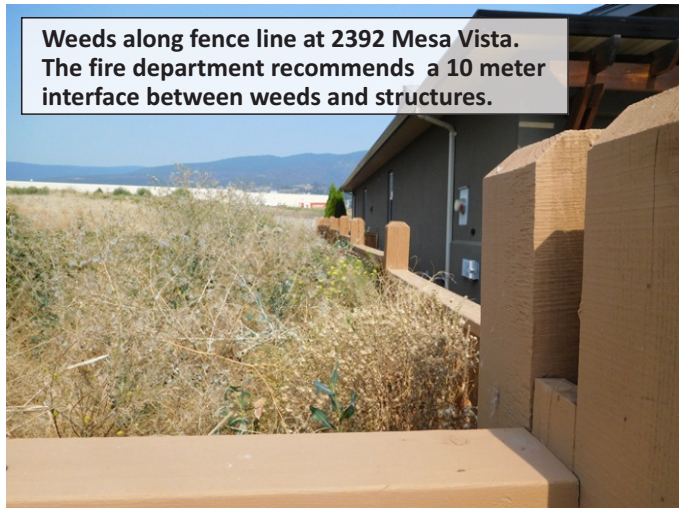
reminder, shortly after which they completed a fire interface on their property. Unfortunately, we were informed by RMD that the lot north of Sonoma Pines Drive entrance has been sold. Jo has specifically requested WFN Bylaws Officers to notify the owners of the property of WFN laws regarding overgrowth of noxious weeds and the fire hazard.

On July 22nd I contacted Della Elliot, Legal Services Supervisor for WFN about Jo's calls.

When I brought up our complaint re: noxious weeds she said the WFN determination was that there are no noxious weeds in the field and that we would need proof of such if they were to pursue it. (see WFN definition of noxious weeds below). Della also mentioned that for undeveloped new land they don't want to disturb the wildlife (the plot along Carrington).

I sent some photos of the alleged weeds to local farmers and gardeners and visited some gardening centers with samples of the weeds. They told me that they had identified Canada Thistle, Knapweed, Blueweed and Common Mullein. The Mullein is apparently debatable as to whether or not it is a weed, but the other three are listed in "A Guide To Weeds in British Columbia", as noxious. Last year United Landscaping also referred to the uncontrolled overgrowth seeding weeds

Weeds along fence line at 2392 Mesa Vista. The fire department recommends a 10 meter interface between weeds and structures.



on our property, "The clover (and other weeds) unfortunately blow in from the undeveloped fields surrounding Sonoma so this is an ongoing problem".

I also raised our residents being seriously concerned as to the fire hazard and was told that according to WFN, in its current state the property is not a fire hazard and it was suggested that the West Kelowna Fire Department make a determination.

I talked West Kelowna Fire officials and they agreed that the weeds on the vacant property along Carrington Road do pose a risk; however, the WK Fire Department has no authority to get owners to mow the weeds and grasses. Only WFN has the authority to enforce their laws. Fire officials also referenced the West Kelowna and Regional District weed regulations (see below).

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Sonoma Pines Website and Sonoma Sun Newsletter

www.sonomapines.info

You can check here for most recent articles on the community, back issues of the newsletter, or copies of Council minutes and financial statements. Some pages are password protected so use sonomapines and you should be fine. If there is something that you would like to see on the site or in the Newsletter please email us at sonomapinesnews@gmail.com.

Weeds and Wildfire cont'd from page 1



After months of asking WFN to enforce the law we tried the neighbourly approach. We tracked down a director of Gable Craft Homes in Vancouver, Mr. Alex Ferguson. When I spoke to Alex he mentioned that they were aware of the problem but their concern at this time was mowing when it is hot and dry and the potential of the mower causing a fire. He did say that their plan was to mow when we did get some wet weather and as we were expecting some this weekend (August 15th) he would have his operations manager make sure someone was ready if the conditions were right. As of today's date it remains unclear whether we will get the noxious weeds cut or have the proper fire interface in place on Carrington north of Sonoma Pines Drive

It appears that ours is not the only neighbourhood among developments in WFN that has to deal with noxious weed infestations on bordering properties. We appreciate the efforts of RMD to make sure they have an interface in place.

Relevant Regulations

Westbank First Nation

2. Definitions

"Noxious weeds" includes any weed identified as such, by Council, from time to time, or any other plant commonly known as a weed.

3. Requirements

3.1 All registered owners of a parcel of land within Westbank Lands must prevent:

- (a) the infestation of the parcel by noxious weeds; and
- (b) the growth or presence upon the parcel of grasses exceeding 20.32cm (8 in.) in height.

3.2 All registered holders of a parcel of land within Westbank Lands, must upon being ordered to do so:

- (a) cut and remove from the parcel, or cause to be cut down in such a manner as to ... prevent the noxious weeds both from going to seed and from growing in excess of 20.32cm (8 in.) in height

City Of West Kelowna

Private Property Maintenance Regulations 5.3

Except as permitted under section 5.2 of this Bylaw, no owner or occupier of real property shall cause, suffer or permit:

... (d) the accumulation of dead landscaping, vegetation, noxious weeds or other growths to occur or to remain on the real property;...

Regional District Of Central Okanagan

- Noxious weeds are defined as any plants commonly known as weeds and all grasses must be kept under 8 inches in height.
- Bylaw requirements include cutting and mulching OR removal of all grasses and weeds that have been cut or otherwise destroyed.

Apparently these regulations are in place and enforced through fines by the Regional District and City of West Kelowna.

**The B.C. Weed Control Act imposes a duty on all land occupiers to control designated noxious plants.

New Alterations Request Forms

Whether you are a Single or Multi-Family homeowner, in many instances you are required to obtain written approval before altering property. To speed things up and make it easier for homeowners to work through the details, we have updated the approval process. The Sonoma Pines alterations request process is necessary to protect and retain the uniform and prestigious look that inspired us to purchase in this community. A "uniform" look does not mean that all residences will be subjected to the same exact standards; however, the alteration will have to marry the overall look and current safety standards. In general

terms: our homes and landscape must be maintained so that they do not substantially depreciate the value of other land and buildings in the vicinity.

It is our intention to speed up the process, as you will read in the documents, however at this time all alterations requests are still reviewed by Sonoma Pines Council. Council members meet the first Thursday of each month, so be sure to submit your application at least 2 weeks prior to the next Council meeting. Requests reviewed by Council will be notified within 24 hours of the Council decision by phone or 48 hours by email.

All of the information you should need is located on our website

www.sonomapines.info Look for the tab – *Alterations Request* at the top of the homepage. Suzanne Larouche with assistance from the Maintenance Committee has put together an Alterations Reference Table that considers just about all of the types of request we receive for alterations. You will find it a helpful guide, assisting you in gathering information required to get approval for your request. Please keep in mind that this document is evolving with our community and may not have all the answers. If you have questions or suggestions please let us know and we will consider additions to the table. We suggest that you review the Alterations Reference Table when you begin, as there is much useful information to homeowners therein.

Also in the same section of the website you will find:

- Alterations Request Application
- Alterations Request For Landscaping and Irrigation
- Neighbours Consent Form (required in some cases)

Thanks again to Suzanne for pulling this together and helping us maintain the prestigious look of Sonoma Pines.

Letters



Please send your comments and letters to sonomapinesnews@gmail.com



Locally owned and operated by Steve & Sara Corothers

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Store Hours
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Sunday & Holidays
10AM - 4PM

250-768-3125

Clubhouse Woes

To All Homeowners August 4, 2015

MISUSE OF CLUBHOUSE PRIVILEGES:

Your assistance is required to stop the following breach of rules.

It has been observed some family and friends of residents are not following the rules of the Clubhouse.

There have been reported instances of littering and untidiness on the upper floor and persons wearing street clothes and shoes in the Fitness Centre. Some attendees at the gym are not signing waivers or entering their names and addresses in the attendance register.

As a gentle reminder, when a homeowner obtains a fob to access the Clubhouse they are given a set of rules as part of the fob receipt.

One of those rules states:

"The homeowner (or renter/principal occupant) shall be fully responsible for his/her visitors at the Clubhouse".

Remember this is your Community Clubhouse so please respect and follow established rules.

The onus is on the fob holder to ensure their relatives, friends and visitors abide by the posted rules. In extreme cases a resident's fob may be deactivated.

Respectfully

Tom McEwen,

Clubhouse Facility Chair person

tommc.strata@gmail.ca

250.768.3439

New Discoveries at 2nd Annual Car Rally

by Ed Dorosz

The SP Car Rally held August 9 was a real treat for the participants, long-time residents and newcomers alike. Organized by hard working volunteers **Wilma Griffin, Wendy Delaney, Janet Johnson** and **Darlene Warner**, the route led us to explore local attractions such as Hardy Falls, the Parrot Island Bird Sanctuary, and the historic Gellatly Regional Heritage Park, to name a few. This year the participants had to carefully follow instructions/clues to seek answers throughout the course. It wasn't a race; rather, winners had to use acute powers of observation to get all answers correct. It was wonderful to get out of the cars to explore the beauty of nature and ponder the various sites' history. Following the rally, everyone compared notes while enjoying a picnic lunch with drinks at the Clubhouse patio.



**Car Rally Champs -
Team Gordon - Pratt - Emerson**



Better luck next time Bob



Hardy Falls



Clubhouse Rentals

If you are interested in reserving the Sonoma Pines Clubhouse and require any information please call Tom McEwen at 250-768-3439 or Jean Scheidl at 778-754-1884

Rental Forms and Insurance Information are now on line at

www.sonomapines.info under the Clubhouse tab.

Safety And Security

A notice to residents:

A number of residents have red sewer covers located on the front or rear lawns of their lots. If these plastic covers are missing or broken they should be replaced immediately. An animal or child could step into these holes seriously injuring themselves. Please advise Greg Bickert at Associated Management if you have this problem.

Recently we have had a few occurrences take place in our community:

On **August 9th** a vehicle that was parked at the south end of Alvarado Tr. was vandalized - the white vehicle was spray painted red.

On **August 10th** at approximately 2:30 pm, a vehicle drove thru our entry gate on Sonoma Pines Dr. causing severe damage - suspect was apprehended by West Kelowna RCMP in the London Drugs parking lot. This occurrence is still under investigation.

Just a reminder - If you witness any offence or suspicious activity, please report the incident to the West Kelowna R.C.M.P

The RCMP contact number is 250-768-2880 or 911 if it is more urgent.

Darrell Bellamy Chair, Safety & Security Committee



Markets may change. Good investing advice is timeless.

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Charlie Milazzo is the Sonoma Pines Council Member responsible for the Landscaping and Irrigation committees. I met with Charlie to ask

questions about Irrigation and what was happening here at SP. Since I know basically nothing about the ins and outs of the irrigation process I arrived at our meeting with five questions. As it turned out the questions I had prompted good discussion and I came away from the interview knowing more about irrigation that I ever thought I would. Charlie Milazzo was very good at explaining how things are set up and how they are working (or not working- yet!) at SP. He's a man on a mission to perfect the process and make everything run properly.

My first question was about water pressure. "When sprinklers come on", I asked "will that effect the water pressure in the house?" "Yes, it can" was the answer. Charlie explained that there is a main water feed at the front entrance to SP. It's a 10" feed with a 2" pipe and a 6" pipe. "That adds up to 8", I pointed out. Charlie just laughed. So there is a 2" pipe and a 6" pipe. The 2" pipe has the higher pressure roughly 65 lbs. The 6" pipe has (60 lbs. psi). SP uses the 2" pipe all the time, but when we need more water volume the 6" pipe opens. Now here's where it gets interesting... Water adds weight as it goes downhill and pressure builds up. By the time it gets to the corner of Alvarado and Sorrento at Sonoma Pines Drive the pressure is 90 psi. There is our second pressure relief valve that again has the 65 and 60 PSI output. There is also one in every home and it should be checked, using a gauge, at least every year.

My second question was about the Watering Schedule. "Are we, I asked, "on WFN or West Kelowna's schedule ?" Charlie says we are on the WFN water restriction Level 1 - even house numbers on even calendar days and odd house numbers on odd calendar days. But never water during the heat of the day (evenings and early mornings only). At SP there is something special to be considered. Charlie pointed out that after

Charlie the Water Guy

only about 12 to 15 min. of watering the water starts to run off and ceases to sink into the ground. So it's best to water for no more than 15 minutes, turn it off, and then water again in another 15 minutes within a few hours later. This will ensure that the water actually gets to the lawn and is not being wasted. Single family homes have their own time clocks to set for watering (sequential timing). Charlie suggests setting the watering schedule for start time and off 15 min. later. And set the B schedule for an hour later to water for another 15 min. There is also a C schedule, I learned. This would be the case for single family homes but the common areas cover a number of homes on a zone so Charlie has the common area clocks on a different strategy. He continues to meet with WFN Superintendent of Public Utilities on our water issues.

"What about damaged sprinkler heads?", I asked. "For single family homes if a damaged sprinkler head is in your zone, you pay for the replacement. If the damaged sprinkler head is outside of your zone it's the HOA's responsibility", Charlie says. And "If it's not on common property that includes the park and all multi-family, don't touch it". Charlie says sonomapines@associatedpdm.ca is the email address for sprinkler head concerns. If you do not hear back in a reasonable amount of time, then copy Charlie Milazzo the email at charliem.strata@gmail.com.

My third question regarded Metered Water. All homes are already equipped with meters. No date has been set for the start of water meter reading. When that happens each home owner will be responsible for paying for his own water usage. However, the common area watering will still be a part of our monthly strata fees. SP water comes to us in bulk from WFN and is tested for quality by the Municipality. I couldn't resist asking Charlie about emi's with the new smart meters. "Nothing to worry about", says Charlie. "Smart meters are no worse than Wi-Fi Routers" and are regulated by the Government of Canada". Since Charlie Milazzo is a Ham Radio Operator and knows all about these things, I was prepared to take his word for it.

My fourth and fifth questions seemed to get mixed into one. Basically I wanted to know what plans the Irrigation Committee was working on and who were the members on the committee. Charlie Milazzo and the Committee have been working very hard on our behalf. Evergreen Irrigation is working with Charlie to map the entire area and make an Operational Manual for common area system. With this information the committee members will establish a complete irrigation plan for 2016.

Charlie stated if any home owners have questions about the irrigation system, they can contact him or any of the committee members, Dan Nedelec, Dennis Storer, Ivars Dravinskis, Judith Gregson. The committee is looking for some new members. If you have some expertise and would like to join us, please contact Charlie Milazzo.

I have had the pleasure of interviewing Charlie Milazzo twice - once as a new member of the Council and now as the Council member in charge of the Landscaping and Irrigation Committee. As a resident here myself I am very glad to learn what Charlie has been doing for all of us here. There's lots more to do, Charlie tells me. But, there's no doubt, "he's on it!"

Goodbye to Kimberly Burns

In another month Kimberly Burns (nee Westgate)

will no longer be the project manager for new construction at Sonoma Pines. Kimberly and husband Matt are soon expecting the arrival of their first child and Kimberly will be on maternity leave from Rykon for a year. We wish them all the best in their new adventure in life.



Correction from the August issue. While it was reported that the attendance at the Rykon Barbecue was 200+, it was later confirmed that 360 people attended the event.



SP Golf Tournament – Update

By Ed Dorosz

The upcoming golf-dinner event is going to be a full house. As of Aug. 21, we are verifying with Two Eagles GC if we could add another foursome (for a total 21 teams), and if yes, then we'll have room for 1 or possibly 2 more golfers. To be added to the roster or placed on a wait-list, please call Hazel Wolski 250-768-3546 or Jean Scheidl 778-754-1884.

Most of the sponsorships are sold out and we have good prospects for the remaining 3. Brenda Scruton has been busy & successful at soliciting prize donations from local businesses, with some more to come. The KAL Tire Challenge will offer a fun and interesting twist on one of the holes. Budget Blinds Kelowna has stepped up early to be the Gold Sponsor and we are delighted to have the new Remedy's RX pharmacy (Westbank) and Associated Property Management as the two Silver Sponsors. Guests will have a chance to meet, play and mingle with the generous people from those companies. Bronze level sponsorships were taken by Suhko Thai restaurant, Rykon Construction and Rustad & Sons Contracting (rock wall contractor at SP).

Guests will enjoy pre-dinner drinks (BYOB) at the SP Clubhouse from 4:30 pm followed by a sumptuous catered dinner served at 6:30 pm. Thanks to the SP volunteers on the Organizing Committee and business supporters, we are very pleased with the results to date. Sunday Sept. 20 promises to be a fun and memorable day.

Bottle Drive

Sonoma Pines residents will have the opportunity to clean out their garages of their excess summer empties and support a worthy cause at the same time. A bottle drive will be held on **Saturday September 12th**. Any proceeds raised will go towards assisting a building project and orphanage in Haiti. So if any residents wish to participate they only need to place bags and cartons of bottles and cans at the bottom of their driveway where they will be picked up on that date. Your participation and support will be much appreciated.

More about the Haiti Mission. Roger and Carrie Liegmann, former residents of Sonoma Pines have continued to support us by putting on the Easter Egg Hunt and Pancake Breakfast for the Community.

They are Pastors of Westmount Church and are also heading up the Haiti mission for the second year running. They have become associated to a children's orphanage there and will have a group of approximately 25 people participating this year. There is an opportunity to assist in a building project which will expand and enhance the orphanage. Sonoma Pines residents Diana and Willie Riewe as well as Debbie and Gerry Tonn have joined the group which will be leaving for Haiti December 30th for a week.

As is so often the case with places struck by disaster, monies and goods raised seldom reach the grass roots areas that need them the most. Roger and Carrie are able to ensure that by heading up such a mission tangible results are achieved and there is a true legacy left behind. Many residents have expressed an interest in supporting this effort financially and should one wish to do so you can obtain further details from Roger or Carrie: rliegmann@gmail.com or phone # [250-864-8166](tel:250-864-8166)



SP CAMERA CLUB UPDATE



September, 2015

Our first two meetings will be held on the 10th & 24th of September in the main upstairs room in the Clubhouse. Meeting times begin at 1:30 and last until about 3:30 PM.

Our plan for September is as follows:

September 10th

- Introduction to Photoshop Elements 13 (laptops not necessary)
- Sharing of member images – about 7 or 8 each
- Preparing to judge Summer Fun Photo Contest
- Questions, Tips & Problems

September 24th

- Photoshop Elements Workshop (bring your laptop/notebook)
- Practice images will be provided
- Sharing of member images – about 7 or 8 each
- Judging of Summer Fun Photo Contest

Any questions? Call Lyle or Karen Larrigan at 250-768-2555 or email us at heritageimaging@shaw.ca

"Summer Fun Photo Contest"



Submit your favorite "summer fun" photographic image. At least the top three images will be posted to the Sonoma Pines Website in October. The winning photographer will receive a \$50 gift certificate from London Drugs to be used in the Photo Electronics Department.

Open to all Sonoma Pines Residents, except current or retired professional photographers. Your favorite image should be in the JPEG format with a maximum horizontal dimension of 1400 pixels or a maximum vertical dimension of 1050 pixels. If you can't or don't know how to resize your image send it anyway and it will be resized for you. Images must have been taken between June 15 and September 15 of this year. Images are to be submitted to Lyle Larrigan at: heritageimaging@shaw.ca with a subject heading of: Sonoma Pines Summer Fun Photo Contest. Deadline for submissions is September 15. Images will be evaluated by the Sonoma Pines Camera Club.

OktoberFest coming October 3

Hansel, Gretel and all SP lovers of this traditional German celebration will turn out for this year's Oktoberfest at our clubhouse **Saturday** October 3. This popular event has sold out every year and surely 2015 will too. **Watch for details to be announced in the coming weeks. Event**

tickets will be limited, so if you snooze – you lose. So guys, dust off your lederhosen and ladies, get out those push-up bras. Oompah Pah-Pah, Oompah Pah-Pah!



Record crowds at Art Appreciation Happy Hour

by Ed Dorosz

The main salon and clubhouse patio were packed with 130 art lovers for the Art-themed Happy Hour held July 31. The show featured 23 participating artists exhibiting a wide variety of talents (painters, jewelry designers, wood carvers, quilters, a garden sculptor and more). **Ed Dorosz**, event coordinator & painter in acrylics, stated it was a delight to have so many motivated artists join together and experience the excitement as the show became a reality.

Lucky guests won over \$900 in prizes donated by local businesses and the generosity of several SP artists. Separately, **Barb Wiltshire** walked away as the lucky winner of \$140 in the 50/50 draw.

Since Sonoma Pines is home to an estimated 35-40 artists, there may be some merit to holding the next art show as a 'stand-alone' event, possibly over 2-day weekend.



Group Photo of Participating Artists, Art Appreciation 2015

- Front row, l to r: Helgi Eyjolfsson, Irene Scott, Ed Dorosz, Pat Huber
 Centre row, l to r: Chris Vanderputten, Ruth Smith, Isabelle Haberman, Kate Fawcett, Mary Anthes, Carolynne Hague
 Back row, l to r: Cynthia Shaw, Gaye Hunter, Glen Heming, Marshall Wolski, Neil Anthes, Bob Clarke
 Not pictured: Pam Benson, Alan Brown, Sandra Dirom, Andrew Gregson, Helen Quesnelle, Connie Rendell, Pieter Rijke



September 2015 SONOMA PINES Calendar of Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		Quilting Club 9am - 12pm LL Cribbage 7pm	Yoga 9am Canasta 1pm Canasta 7pm	Men's Golf Back Nine 7am Painting Club LL 9am SPHOA Council 9am Mah Jong 1pm		
	Men's Golf Back Nine and Breakfast 7am Yoga 9am	Quilting Club 9am - 12pm LL Cribbage 7pm	Yoga 9am Canasta 1pm Canasta 7pm	Men's Golf Back Nine 7am Painting Club LL 9am Mah Jong 1pm Camera Club 1:30pm upstairs	Happy Hour 4pm BYOB	
Siringo Lane & Madera Court Block Party	Men's Golf Back Nine and Breakfast 7am Yoga 9am	Quilting Club 9am - 12pm LL Cribbage 7pm	Yoga 9am Canasta 1pm Canasta 7pm	Men's Golf Back Nine 7am Painting Club LL 9am Mah Jong 1pm		
Sonoma Pines Golf Tournament	Men's Golf 7am Back Nine/Breakfast Yoga 9am Special Town Hall with WFN Chief Robert Louie. 3:00 pm	Quilting Club 9am - 12pm LL Cribbage 7pm	Yoga 9am Canasta 1pm Canasta 7pm	Men's Golf Back Nine 7am Painting Club LL 9am Mah Jong 1pm Camera Club 1:30pm upstairs	Happy Hour 4pm BYOB	
	Men's Golf Back Nine and Breakfast 7am Yoga 9am	Quilting Club 9am - 12pm LL Cribbage 7pm	Yoga 9am Canasta 1pm Canasta 7pm			

Upcoming Special Events

September 20
Sonoma Pines Golf Tourney



September 21
Special Town Hall with WFN Chief Robert Louie. 3:00 pm

October 3rd
Oktoberfest 

New Garbage Pickup Dates Effective August 31, 2015
the schedule is as follows:
Garbage
Every Monday starting August 31
Recycling
Every *other* Monday starting August 31 (i.e. Aug. 31st, Sept. 14th, Sept. 28th, etc.)

Sonoma Pines Activities & Contacts

Clubhouse Cleaning every Sunday.

Upper from 11am to 2pm
Lower from 2 to 4:30pm
Gym from 2 to 4:30pm

Photography Club

Lyle and Karen Larrigan
250-768-2555
heritageimaging@shaw.ca

Quilting

Gaye Hunter at
250 768-0996

Painting Club

Glen Heming
[250-768-0991](tel:250-768-0991)
glenheming@telus.net

**To place notices, on the Bulletin Board, please contact:
Charlie Milazzo at 778 754 1000 or drop off the item at 2150 Alvarado Trail**