



Strata Fee and Budget Update

It is the intention of Council to keep homeowners informed of developments that affect you and your community. As part of that process, Council would like to share with homeowners their estimate of budget requirements to operate Sonoma Pines for the 2016-17 fiscal year and the resulting impact on strata fees.

This year represents the first time a budget has been developed based on the full complement of 495 homes. In addition, each of your volunteer committees and respective Council members have been engaged in a very thorough process to help build next year's budget. Your Council believes the proposed budget meets our strata's operating needs in the most efficient and effective way possible, while still maintaining the integrity and value of homes in Sonoma Pines.

Based on the budget forecast it is estimated that strata fees will be going up in the range of 10 to 12% for single-family homes and 12 to 17% for multi-family units.

What has changed?

- Maintenance costs have increased as a result of older phases now needing external repairs and upkeep and it is important that we catch up on these expenses before they balloon.

- The landscaping budget last year was based on 237 multi-family units and we now have 341 units.

- At the recommendation of the landscaping committee and approval by Council, we now have a new three-year fixed landscaping contract. The new contract includes one extra month on site in order to address all the landscaping requirements for our community

- Irrigation repairs have increased substantially as a result of the increase in homes and the need to consolidate equipment and electronic controls into a common format.

- Your Council recently negotiated a three-year contract with Waste Management for waste pickup and recycling. This contract has a 10% escalation each year.

- Rates for utilities (water, sewer and electricity) have increased as a result of increases from Westbank First Nation, and anticipated increases from Corix.

- Professional and legal fees have increased to cover the costs related to the transfer of ownership from Carrington Road Holdings.

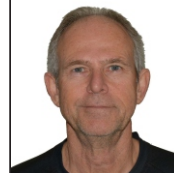
- At the recommendation of the Administrative Committee, and approval by Council, we have hired a new Community Services Coordinator to assist in managing Sonoma Pines.

- Kent MacPherson updated our three-year depreciation report in February of this year and we have included the recommended Contingency Reserve Fund (CRF) transfers from that report in

this year's budget. The CRF for multi-family units was under-funded from past years, based on homeowner contributions and return on the CRF investments. In order to catch up over the next three years the multi-family contributions will increase. A copy of this report and a letter from Kent MacPherson is available on the Sonoma Pines website at: [Depreciation Report](#) (password sonomapines). The Maintenance Committee has developed a 20-year maintenance plan for Sonoma Pines. This plan dovetails with the recent depreciation report and demonstrates the long-term approach to maintain the value and integrity of homes within Sonoma Pines.

- A summary of the budget highlights is shown on page 2.

Community Services Coordinator



We would like to introduce to all Sonoma Pines Residents the new Community Services Coordinator, Wayne Briant.

Wayne is a new homeowner in Sonoma Pines having moved here from Saskatoon last October. His experience in management, landscaping and general maintenance are great assets he brings to the position.

During the next few weeks, he will be familiarizing himself with the full scope of the community; rules and regulations, landscape and alteration guidelines, etc. In the next four to six weeks a small office will be built for him on the lower level of the clubhouse, so please feel free to stop by and say hello.

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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.



2016-17 Budget Summary-Townhall April 9

Approved Budget 2015-16	Forecast Budget - 2016-17
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Revenues

Strata Fees - SF	\$ 398,245.00	\$ 439,510.00
Strata Fees - MF	\$ 1,063,168.00	\$ 1,315,055.00
RV Parking- C	\$ 21,600.00	\$ 22,000.00
Clubhouse Rentals - C	\$ 10,000.00	\$ 2,000.00
Newsletter - C	\$ -	\$ 1,500.00
Trsf from Surplus - C	\$ 10,000.00	
Trsf from Surplus - MF	\$ 21,960.00	
Trsf from Surplus - P3 Gate	\$ 5,680.00	
Total Revenues	\$ 1,530,653.00	\$ 1,780,065.00

Expenses

Clubhouse - C	\$ 18,000.00	\$ 18,840.00
Maintenance - C	\$ 90,750.00	\$ 94,425.00
Maintenance - MF	\$ 25,000.00	\$ 41,600.00
Landscaping - C	\$ 77,500.00	\$ 64,000.00
Landscaping - MF	\$ 135,500.00	\$ 244,500.00
Landscaping - SF (C)	\$ 109,000.00	\$ 142,000.00
Landscaping Repairs - C	\$ 5,000.00	
Landscaping Repairs - MF	\$ 7,200.00	
Planting - C	\$ 2,500.00	\$ 3,500.00
Planting - MF		
Trees - C	\$ 10,000.00	\$ 3,000.00
Trees - MF		\$ 2,000.00
Irrigation - C	\$ 8,000.00	\$ 10,000.00
Irrigation - MF	\$ 8,000.00	\$ 15,000.00
Utilities - C	\$ 341,000.00	\$ 398,000.00
Administration - C	\$ 168,240.00	\$ 156,000.00
Administration - MF	\$ 132,000.00	\$ 151,000.00
Miscellaneous - C	\$ 20,000.00	\$ 14,500.00
Welcome Committee - C		\$ 3,000.00
Interfund Transfers - C	\$ 214,365.00	\$ 216,500.00
Interfund Transfers - MF	\$ 158,594.00	\$ 202,200.00
Total Expenses	\$ 1,530,649.00	\$ 1,780,065.00

Landscaping Update

With the arrival of spring comes our new Landscape Contractor. Council is very pleased that Asahi has agreed to return to Sonoma Pines and care for the landscape in our community. We ask all Homeowners to respect the workers as they are here to do their job and not interface with the Residents. Should you have a landscape issue please let APM know at,

sonomapines@associatedpm.ca as there

is a process to log and supply the data to Asahi. Any request made directly with the landscape crew will NOT be acted on by instruction of the HOA and Asahi Management. If you are requesting changes, repairs, or replacement of shrubs the Landscape Committee will start the planning a process beginning in June to address this. We want to let Asahi settle into the Community first.

SP Marmot Control Meet Pete & Roger

They will be in charge of trapping Marmots in Sonoma Pines for the coming summer. If you see them around the neighbourhood they will be wearing their visi-vests and driving a vehicle with a Wildlife Control sign on it.



After the Easter weekend Pete will be in the neighbourhood on a daily basis baiting and setting traps. He will not be setting traps randomly but based on homeowner sightings. In order to do the most effective job possible, Pete asks for homeowner's cooperation in the following ways:

If you see a Marmot please identify the location where it is coming out of a hole or between some rocks. This is probably where its den is located and the best position for a trap.

If Pete places a trap near your home, please leave it alone- do not move it. We are spending a lot of money for this service and we should let the experts do what they do best.

If you see a Marmot in a trap leave it in the trap. They will come and pick up the trap with the Marmot and live release the animal far from here. If you see a Marmot in a trap and it is in direct sunlight you may move the trap to the shade- just make sure you email or text Pete to let him know. He will come to pick up the Marmot.

Reports of a Marmot running down your street don't do Pete a lot of good so here's what we would like you to do.

Try to determine where the Marmot's hole or where he is entering the rock wall and send that information via email to Pete; i.e. there is a Marmot behind my house at 3821 Alvarado Trail. He seems to come from the rockwall behind my house or he has a den near the northeast corner of my house.

Please supply your address and phone number. Pete will call you if he needs more information.

Send emails to

sonomapinesmarmots@gmail.com

Send text messages to 250-503-7151.



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Sunday & Holidays
10AM - 4PM

250-768-3125

Request For Proposal - Fence Painting 2016

People interested in responding to the rfp for this summer's fence painting in Sonoma pines will find the necessary documents here:

[fencing rfp 2016](#)



Sonoma Pines Photo Contest for 2016



Open to all Sonoma Pines residents except those who have been or currently are involved

in professional photography.

Images must be taken between January 1, 2016 and the cut-off date of October 15th, 2016. Submissions are to be digital JPEG files. Images are not to be manipulated in Photoshop or similar imaging software other than simple cropping and sharpening. Each entrant is limited to one submission.

Subject matter must be from anywhere in the Okanagan Valley in B.C.

Image judging will be done by SP Camera Club Members or other appointees who do not have an entry in the contest.

Submissions are to be sent to Lyle Larrigan at: heritageimaging@shaw.ca

A prize of \$50 will be given to the winning entry. An 8x10 black framed print of the first, second and third place images will be mounted for display in the Clubhouse Library.

SP Welcoming Committee

As of Last August the Sonoma Pines Welcoming Committee began inviting New Homeowners to a meeting where we provide an information booklet and make a presentation regarding living in Sonoma Pines. If you are curious as to what we discuss please check out the "Welcome Package" available on

www.sonomapines.info

Should you have moved here before the Committee was formed please feel free to pop in to one of our monthly meetings . Please Contact Councillor / Committee Chair Jo Luchka for more information at joluchka@gmail.com



Sonoma Pines Facebook Page

When I saw a posting in our Facebook page last week regarding some potential copper wire thieves I realized that this is probably the fastest way to get notices out to members of the community. Just a couple of lines describing the situation and boom you can post it on Facebook to your neighbours. No intermediary needed, but immediate notification from neighbour to neighbour. Same thing if you want to share what's happening in your world. Sign up our Facebook Community page at

<https://www.facebook.com/groups/980527445345753/>

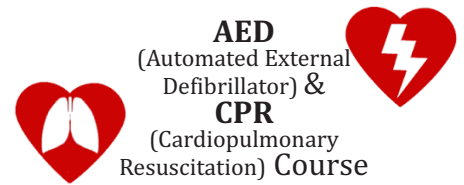
Have some news that you'd like to share with your neighbours?

The Sonoma Pines Facebook group is growing and you can join by [clicking here.](#)



If you are interested in past copies of the Newsletter or more information on

The Sonoma Pines Community please check out the website at: sonomapines.info



AED
(Automated External Defibrillator) &
CPR
(Cardiopulmonary Resuscitation) **COURSE**

Where: SP Clubhouse

When: Saturday, May 7th

Time: 9 a.m. to 12:30 p.m.

Cost: \$39/person

A maximum of 18 participants.
Registration: By phone to Kelowna branch St. John Ambulance at 250-762-2840 Monday through Friday between the hours of 830 a.m. to 4:30 p.m.

Payment: Amex Card, Master Card or Visa Card

Other Information: The instructor is from St. John Ambulance. Please dress comfortably as you will have to be up and down off the floor. This course is ideal for couples, as there is some body contact, although most of the "hands on" situations are performed with the use of demonstration manikins. Upon completion of the course, participants will receive a diploma. No written test required. Please bring your own refreshments.

Sonoma Pines Contact: Al Brown – Clubhouse Fitness Facility Manager - 250-768-0244

To All Clubhouse Users

We regret to inform all users that drywall repairs will commence May 9, 2016. In order to facilitate the repairs throughout the clubhouse upper and lower floors, the vendor will require three weeks of total closure.

The closure dates are from:
Monday, May 9, 2016 through Friday, May 27, 2016.

Tom McEwen
Clubhouse Chair



Markets may change. Good investing advice is timeless.

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Sonoma Pines Calendar Of Events

Calendar click here: <http://www.sonomapines.info/calendar/>



New Email System

The Sonoma Pines Communication Committee is looking at a new email system for Sonoma Pines residents.

This system will allow the Committee to send community updates to homeowners bypassing the property manager. One of the options offered with this system is the ability to do email opinion surveys on important community issues. If you have any thoughts on the matter please feel free to tell us at

sonomapinesinfo@gmail.com

We will be doing a trial of the system in the next few weeks.

Upcoming Townhall Meetings



MARK YOUR CALENDAR

Please Note Revised Dates

- Budget Preview April 9
- Carrington Transition and Bylaw Update April 30
(to take place in the clubhouse at 10 am)
- Annual General Meeting May 26
(Lions Hall, 2466 Main St. West Kelowna)
Registration: 5:00-6:00 pm
Meeting starts: 6:00 pm
- Landscaping Update June 7
(Clubhouse 7-9pm)

Letters



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

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.

Sonoma Pines Activities & Contacts

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

Snowshoe Group

George Forshaw
[778 214-6002](tel:778-214-6002)

gfssquaredf@gmail.com

To place notices, on the Bulletin Board, please contact:
Leslie Asselstine at 778-754-1397 or drop off the item at 2163 Serrento Lane