



CALL FOR COUNCILLORS

Notice for Sonoma Pines Residents. In preparation for the upcoming Annual General (AGM), the Sonoma Pines Homeowners Association is seeking expressions of interest from homeowners as Council members and/or committee members for the coming year.

Currently, Sonoma Pines is a community of 495 housing units. Our proposed operating budget for the coming year is approximately \$1.8 million. As a member of Council you will be in a position to directly influence the priorities and future of our community. In order to ensure that Sonoma Pines residents have some time to review the information submitted by candidates, we ask that you forward your profile to the Chair of the Welcoming, Volunteer and Elections Committee, JoAnne Luchka at joluchka@gmail.com by May 15.

Homeowners may still put their name forward as a candidate, or nominate candidates at the AGM on May 26, but we feel advance notice of candidacy allows all homeowners to become familiar with those interested in Council positions. We know our residents possess many skills that could add value to our growing community.

We are seeking individuals who have experience in any of the following areas: landscaping, irrigation, finance, accounting, engineering, government and general management.

Council meetings typically occur once each month on the first Thursday beginning at 9:00 am and concluding at 11:00 am. Preparation time for meetings usually requires a couple of hours. In addition, Council members can get involved by participating on a subcommittee or becoming involved with various community improvement projects.



If you have the passion to work within a team environment to maintain our prestigious community, and are interested in any of the above areas, please send us some brief information about yourself and why you would be interested in serving on Council to JoAnne Luchka at joluchka@gmail.com not later than May 15th.

Any of the current council members are more than willing to talk with anyone regarding roles on Council:

- Rob Taylor (250) 768-8926
- John Scott (250) 681-5681
- Charlie Milazzo (778) 754-1000
- Bryon Dickie (250) 864-1040
- Jo Luchka (250) 300-6504
- Sandi Bellamy (250) 707-3790
- Tom McEwen (250-878-7565)

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MARK YOUR CALENDAR

- **Annual General Meeting** **May 26**
(Lions Hall, 2466 Main St. West Kelowna)
Registration: 5:00-6:00 pm
Meeting starts: 6:00 pm
- **Garage Sale**
Saturday, May 28 – 8am to 2pm
- **Landscaping Update** **June 7**
(Clubhouse 7-9pm)

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

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.



Landscaping: Important Notice

Asahi Contracting is our new landscaper. They will be doing various tasks at different times

throughout our community. Currently their schedule calls for mowing on Tuesday and Wednesday. They are also involved in weed eradication and fine tuning the sprinklers. Unfortunately when the sprinklers were installed, the poor workmanship that was involved makes spring start up complicated.

In discussions with homeowners regarding Asahi we have heard nothing but praise from residents marvelling at how efficiently they move through the community. Unfortunately, it has come to our attention that some shameful behaviour towards the Asahi team has taken part on behalf of a few residents. Please consider that Asahi has been on site for one month after three years of neglect on the part of our previous landscaper. Please also consider the size of our community as we ask homeowners to have patience and give Asahi some time to familiarize themselves with the community and get it into shape. It will

not happen overnight. Rude or ignorant behaviour towards Asahi workers will not be tolerated.

If you have a complaint please contact Kevin Jersey of Associated Property Management at

sonomapines@associatedpm.ca

The complaint will be handled efficiently and as soon as Asahi can get to it. Please do not call Asahi to complain or ask workers for favours. Please do not approach workers, especially when they are operating machinery as this is dangerous to you and the workers and they have work to complete.

Abuse of any workers will result in the actions of those homeowners being brought to Council. Sorry to have to even mention this, but some of us need to learn to mind our manners, and follow the above procedures. If you have any concerns about any of the above please feel free to call me and we can meet to discuss.

Sincerely,
John Scott 250 681 5681

Call for Garden Volunteers

The team that brought you our totally amazing oval garden of 2015 is looking for a few good volunteers to join us in the flowers for 2016.

Volunteers can be part of the planning, planting and keeping the garden fresh. If you are interested in joining us but just to help with the garden upkeep your time commitment can be as little as a few hours a month.

Last year the garden was a greatly appreciated addition to our community. We want to keep the feeling alive but the team needs more hands.

Connect email: ireneascott@yahoo.ca.



Letters



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

One of the impressive Santa Fe design features in Sonoma Pines is the wood used to accent many areas of our homes such as the trim above garages, pergolas and privacy partitions.

The Maintenance Committee's goal is to preserve that remarkable look while effectively managing maintenance costs to homeowners. Due to the intense effects of our Okanagan sunshine the original semi-transparent stain used on our wood accents needs to be reapplied every 2-3 years. Conversely, an attractive solid stain need only be reapplied every 5-6 years. With less work and - \$50,000 savings to our homeowner's association over that period, the maintenance committee has recommended the solid stain. The maintenance committee considered various colours of solid stain and the final 3 choices of colour were



Wood Accent Maintenance

presented to homeowners via an email survey in March of 2016. Of the 462 emails that were sent 349 were opened.

Results were as follows:

First Choice of Color	Second Choice of Colour
Cedar - 112 votes – 62%	Cedar- 66 votes – 34%
Copper - 56 votes – 28%	Copper – 100 votes – 51%
Brown Bear - 31 votes – 16 %	Brown Bear – 30 votes – 15%

A maintenance program has been established where wood accents on Multi-Family homes will be re-stained throughout the community on a six-year cycle. Pergolas will first be primed with an Alkyd cover stain followed by two coats of

Sharkskin solid acrylic wood stain. Colour will be Sharkskin Cedar, code EX100. The first application will include the primer and subsequent applications will not require the primer. Fascia boards will be done on the same cycle. We will

commence the staining this summer on approximately 1/3 of the older Multi-Family homes in Sonoma Pines, moving to the newer homes in the next two summers.

To maintain a consistent look throughout the community, when wood accents on single-family homes are due for maintenance, they need to follow similar procedures.



Locally owned and operated by Steve & Sara Corothers

Check out our website at www.homehardware.ca OR

Visit us beside Save-On Foods,

Tell us you live in Sonoma Pines to save 5%

Proud sponsor of the Sonoma Sun

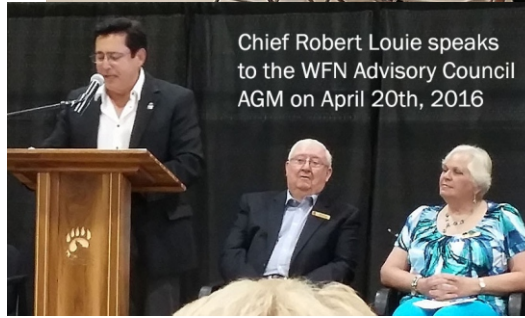
Store Hours
Monday to Saturday
8:30AM - 5:30PM
Sunday & Holidays
10AM - 4PM

250-768-3125

Westbank First Nation AGM

The Annual General Meeting of the West Bank First Nation Advisory Council took place this last Thursday evening. On hand were the various Advisory Council members as well as employees of WFN and Chief Robert Louie. Here are a few highlights we managed to capture:

- WFN and the City of West Kelowna won the 2015 Communities In Bloom National Award for cities populated between 20 and 50,000 residents.
- Next elections for WFN Advisory Council will take place in 2017.
- The average residential tax bill in 2016 is \$1,745 comprising a 2.8% increase from last year.
- There was a lot of discussion on the part of Chief Louie regarding WFN land purchases in return for WFN land utilized for roadways and exchanges on WFN land.
- There are currently 70,000 square kilometers of land under land claim negotiations with the Province. Apparently this will be moving to the "front burner" soon, so stand by for more info.
- Boucherie Road interchange will start sometime "within the next two years".
- No news or any timelines on Carrington Road and Butt intersection.
- It was disappointing from a homeowner's perspective that there seemed to be more of a focus about matters affecting band members, land claims and provincial highways instead of improvements in local roads, sidewalks and matters of interest to our residents.



Chief Robert Louie speaks to the WFN Advisory Council AGM on April 20th, 2016

Just a quick reminder!

The recent warm weather has encouraged SP residents to venture outside with thoughts of beautifying their homes. Just a friendly reminder that before you plant that tree or shrub or drill a hole in your stucco to hang an ornament or hose rack, that you please check the SP website for landscaping and alteration regulations to ensure that you can or should do so.

Some residents have enquired about their **Home Warranty**. Rykon presented a "Homeowner's Manual" to every resident upon purchase of their home. Information about your home warranty is found on pages 25-27 (Appendix A). **Travelers Insurance Company of Canada** provides a 2-5-10 year home warranty certificate for each home in Sonoma Pines which commences on your date of purchase.

Mixed Communications

At the last Council meeting it was stated emphatically that ALL inquiries would go through APM. Then in reading the council meeting minutes, in the Irrigation Committee Report, we find under item F. General Discussion – item #7 it says that MF residents are not to touch the timers but should instead let the "Site Manager" know if any adjustments are to be made.

It appears that the Irrigation Committee and the SP Council are not on the same page on this one. As we have a request for a timing adjustment to be made, we would like to know the correct procedure for making such a request.

Respectfully submitted for your consideration.

Lyle Larrigan

Dear Lyle,

Thanks for the heads up. All communications requiring action from Council, the property manager any committees or employees should go through Associate Property Manager at sonomapines@associatedpm.ca.

This way we can track each request and it will be forwarded to the proper person or Council for action.



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](#).

Website Update

These documents have now been added to the Sonoma Pines website:

- 2013 and 2016 Depreciation Reports
- Landscaping Contracts
- Garbage Contract

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



Markets may change. Good investing advice is timeless.

Ron Le Stage, CIM, FCSI
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Sonoma Pines Calendar Of Events

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



Kayak & Canoe Enthusiasts To Meet

Do you own a paddle boat or are thinking of getting one soon? There are several of us in Sonoma Pines with kayaks so it could be fun to get together during the summer for some soft adventure as a group. An informal meeting will be scheduled for mid-May to talk about group outings, favourite lakes / paddle spots, safety, boat/equipment selection, etc. If you are interested, please send an e-mail to edndenise@telus.net with your name & tel. # or call Ed Dorosz 778-754-1238 (leave message with contact details).



Library News

Effective June 1, 2016 the Sonoma Pines Library is implementing a "sign in" sheet. Similar to the fitness room, we would like to track the usage of the library. This important information can then be reported back to the Sonoma Pines Council.

We ask that everyone who is taking books out of the library to please complete the form. If you are simply dropping off books into the basket, then you do not have to sign in.

The form will ask you how many books you are taking out. This information will also help us. Currently there is no limit, all we ask is that you return the books in a reasonable amount of time.

Please look for the sign up sheet and complete it as required.

Thanks for your cooperation and we will be sure to update you via the newsletter of the usage in the library.

The Sonoma Pines Library Committee



S P Community Clubhouse Event

Did You Know?

A flag pole is installed in front of the clubhouse?

Sonoma Pines Community Clubhouse Management Committee in conjunction with Sonoma Pines Community Clubhouse Social Committee, is hosting an official flag raising ceremony Friday, July 1, 2016 Canada day @ 11:30 a.m.

Your Canada Day Celebration Subcommittee is looking for retired military or para military personnel, to participate in the ceremonial colour party parade. Uniforms are optional. For further information please contact Al Brown, subcommittee Chairperson at brownaljan@telus.net

All residents of Sonoma Pines are welcome to attend and participate in the parade which starts at the top of Terrero Place and terminates at the entrance to the Clubhouse ramp. Limited seating will be provided outside the gym entrance to view the ceremony.

Participants are asked to join in the singing of O Canada as the flag is raised and secured by halyard to the pole. Following the ceremony, a BBQ sponsored by Rykon Construction, and catered by 19 Okanagan Grill & Bar will be served on the patio at the rear of the clubhouse.

Hamburgers, chicken burgers, salads and a Canada Day Celebration cake (provided by Social Committee), will be served on the patio.

Light refreshments are available at minimal cost. Net proceeds from light refreshment sales, raffle and 50/50 draw go towards the betterment of the Clubhouse.

Food Service is limited to first 350 residents

As alcohol will not be served, please feel free to bring your own refreshments.

To facilitate purchasing of food and light refreshments we are looking for numbers of those attending the ceremony. Please RSVP: lorna-wright@shaw.ca or Sharon McNichol

mcnicholgs@gmail.com

Tom McEwen, Chairperson Clubhouse Management Committee 250.768.3439

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.

Line Dancing



A group of residents has expressed an interest in starting a "line dancing" class/group. Perhaps a resident has experience teaching line dancing? If you have any thoughts or input regarding such an idea please contact Jane Brown: brownaljan@telus.net

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

To place notices, on the Bulletin Board, please contact:

Leslie Asselstine at 778-754-1397 or drop off the item at 2163 Serrento Lane