



Time to Check Your Smoke Alarms Assistance Available from Fire Department

West Kelowna Fire Rescue in partnership with Westbank First Nation have identified that due to date of construction of your homes, many residents may have expired smoke alarms. Smoke alarms contain electronic parts that may fail and components that can deteriorate over time. Therefore, smoke alarms have a limited service life – no longer than 10 years.

Working smoke alarms save lives, cutting the risk of dying in a home fire in half. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out.

It's The Law

- Smoke alarms are mandatory in all homes and should be installed outside of each sleeping area.
- Battery Operated Smoke alarms are only permitted in dwellings constructed before March 31, 1979 or in a building which is not supplied with electrical power.
- Smoke alarms constructed after the 1979 British Columbia Building Code, require the smoke alarms to be wired permanently to the home's electrical system.
- Existing smoke alarms that are hardwired to an electrical circuit, as required above, can NOT be replaced with a battery operated smoke alarm. Any replacement must be of a type comparable to the original.



replaced with a battery operated smoke alarm. Any replacement must be of a type comparable to the original.

- Smoke alarms installed "in addition" to the requirements above are permitted to be battery operated.

Please circulate this information to ensure the safety of everyone within your community.

If you require assistance checking the status (date, testing) of your smoke alarms, or need assistance with creating a home escape plan, please contact our Fire Prevention Department at 778-797-3200.

Sincerely,
Kelly Wilson
Fire & Life Safety Educator
West Kelowna Fire Rescue

Dan Heaton
Law Enforcement Officer/Emergency
Management Coordinator
Westbank First Nation

Home Insurance and Leases

There has been a lot of discussion recently regarding insurance in the community. For the latest information about our head lease and how the head lease and sub leases affect our insurance you can go to the [website for more information](#).



Gardeners Corner

Hard to believe that the leaves are starting to turn the most brilliant of colours and slowly find their way to the ground.

It was a busy season for the members of the landscape committee that includes irrigation, trees, plants and at Sonoma Pines. This year we were changing and trying to improve efficiency in our systems for homeowner service delivery. We know that our irrigation system here in the community had many issues this year and it will need continued attention in the future. The irrigation group needs volunteers for the next season. Dennis Storer is retiring his volunteer position

cont'd on page 2



Remembrance Day November 11

Inside this Issue

Block Watch	page 2
Gardener's Corner	page 2
Snow Removal	page 3
Upcoming Events	page 4
Octoberfest	page 4
Parking Reminder	page 4

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.



SONOMA PINES NEIGHBOURHOOD BLOCK WATCH PROGRAM UPDATE

We recently had our Neighbourhood Block Watch Meeting with all of the Captains and Co-Captains in our community. Roy Morgan our representative from the District of West Kelowna Block Watch program has shared information based on RCMP reports that we have very little crime in our community, as well in other communities within West Kelowna at this time.

We have Block Watch signs now posted in 4 areas in Sonoma Pines. The front entrance on brick pillars, back entrance on brick pillars, coming through to Mesa Vista from the golf course and on the brick pillars on Candalaria Place. We are happy to announce we have 24 Block Watch Captains and Co-Captains who are security cleared by the RCMP and have discussed our program with the majority of our community. There has been a tremendous acceptance of homeowner participants for our Block Watch Program who are registered in our program to look out for their neighbours. These people are not policing our community, they are watching out as they move within or outside of their home for strange persons or vehicles on their streets, suspicious activity within our yards and sharing that information with our community. They in turn report to any of these activities to **the RCMP non-emergency number 250-768-2880** and their Block Watch Captain and Co-Captain who share the information with the street. This will help us keep track of statistics in our community and it also help us receive the support we require from our RCMP and WFN Law Enforcement as well and importantly, allows us to plan meetings to discuss with our community homeowners the necessary crime prevention strategies we require. We will report to our community prior to the end of 2017 on all calls and actual incidents within our community.

BE RESPONSIBLE

As a member of the community, your responsibility for its protection and safety



does not end at your property line. No one can guard themselves and their property all of the time...neighbours need each other.

Safety tip - When leaving for a vacation take extra precautions. Thieves will target homes that look unoccupied.

- o Tell trusted neighbours that you will be away and ask them to watch your home
- o Tell them how they can reach you and when you expect to return
- o Put lights, radio and/or TV on timers
- o Cancel all deliveries and have someone pick up flyers
- o Have someone spend time at your home every few days and park a vehicle in your driveway
- o Disable garage door openers
- o When it snows ensure shoveling of your driveway and sidewalks asap.

We welcome any new additions to volunteer to our Block Watch Community program whether you are a homeowner who would like to participate in the program or a homeowner who would like to help out as a Captain/Co-captain of a street.

Please call or email Karen Dickie at 250-575-0065 or email karendickie@shaw.ca.



Gardeners Corner

cont'd from pg1

with the Landscape Committee. He was responsible for the irrigation system. He did a fine job and always went above and beyond what anyone else might have expected. Thank you, Dennis.

The Oval Garden at the front gate was lovely. The red and white geraniums were planted to celebrate Canada's 150th birthday. A special thank you to Dagmar Leuenberger-Swift and her crew of volunteers who weeded and cared for the flower garden all season.

The Oval Garden for next season will be a demonstration garden showcasing the gardening method of xeriscape.

Some of the benefits of Xeriscape are:

- Enhances the value of your home with an attractive and water conserving landscape.
- Reduces water use- depending on the design and the plants used, water use be reduced by over 50%.
- Saves time- less watering, trimming, weeding and mowing.
- Saves money- less water, chemicals, fertilizer, and replacement of dead plants.
- Eliminates pesticide/herbicide use- plants growing in their ideal conditions thrive.
- Protects your family's health and the environment - including keeping poisonous chemicals out of our water.

Through the summer months, the Landscape Committee began the process to engage an arborist and plan for a pruning program that can be sustainable for years to come. The trees in our community are a great asset to our property and need proper care. It is hoped we will have an arborist on site this winter to start the program.

Please consider volunteering some of your time to the landscape committee next season.

Regards,
Brenda & Dagmar
Co-Chairs Landscape Committee



The maintenance committee has decided to continue to work with Interior Snow and Ice Control for this seasons snow removal in Sonoma Pines.

You can find the plowing priority map [here](#).

Sanding

Our contractor will monitor the weather forecasts and use their experience to determine when to sand the roads starting with area shown as "Priority 1", see map.

When snow accumulation is between 1cm and 3 cm - Priority 1

Contractor will clear roads and sidewalks starting at the top of Sonoma Pines (Carrington Road) ending at the Tuscany Villa property line by Boucherie road. Sanding of sidewalks and roads where walking path transition from sidewalk to road to sidewalk will also be required under icy conditions.

When snow accumulation is more than 3 cm but less than 5 cm

Contractor will clear sidewalks and roads shown as "Priority 1 and 2" while ensuring that fire hydrants are kept free from snow and easily accessible in case of emergency.

When snow accumulation is 5 cm or greater

Contractor will clear sidewalks upon request from SPHOA and plow all roads on Sonoma Pines Property in priority order so that roads are passable, then repeat plowing starting at the highest priority, until roads have been cleared

Snow removal 2017/18

from curb to curb.

By "clearing" of snow we mean; free of snow accumulations greater than 3 cm on the full width of our driving roads and parking areas and less than 1 cm on sidewalks. Contractor shall return during the day to plow parking stalls that have been vacated and to remove snow piles when necessary.

HOMEOWNERS' RESPONSIBILITIES

- Canada Post is responsible for providing access from the street or sidewalk to community mailboxes. However, considering the number of mailboxes they have to service, there might be delays. This is why it is customary for homeowners living in proximity of a mailbox to shovel an access path.
- Contractor will be responsible to clear a 30-foot area by the mailboxes so Canada Post and residents can safely pull in with a car for delivery or retrieving of mail. Clearing of an area by the mailboxes will take place once ALL our roads have been cleared and are safe to drive.
- Sonoma Pines homeowners will be responsible for clearing snow from their driveway. Contractor will try to minimize blockage of driveways, however, depending on the amount of snowfall, contractor will first concentrate its effort at clearing the roads.
- If you wish to arrange for **someone to shovel your driveway** through the winter you can make arrangements with Scott Harwood (hand shovelling manager) at [250-317-5505](tel:250-317-5505).
- In order to prevent flooding, homeowners who happen to live in proximity of a street drain are asked to keep the drain cleared of snow to allow rain or melting snow to enter the drainage system.
- Contractor has been instructed to plow snow away from buildings or fences and push snow to the farthest end of the road (when possible) while keeping all main roads and cul-de-sacs free of any accumulations. However, when not possible, snow might get pushed on to some lawns. Snow piles on roads, or intersections that could reduce motorists' visibility will be removed and relocated off site.
- When clearing their driveways, homeowners can pile the snow on either side of it. Whenever possible, homeowner should pile snow to the right of the driveway (as you face the street) to reduce the potential of having it re-deposited at the driveway opening when the snow plow passes.
- Homeowners shall not shovel snow back onto the streets or sidewalks as this creates unsafe road conditions for motorists and may interfere with contractor's efforts to clear the roads.
- Rarely is the collection of trash and recyclables interrupted due to a winter storm so garbage bins, bundles and bags of recycling, will be kept on homeowner's driveway far enough from the road so that they are not dragged by the plow.

TEMPSTAR
Heating & Cooling Products



NO HASSLE
WARRANTY
LIMITED



CALL IN CODE: SUN2017

• REPAIRS • INSTALLATIONS • PLUMBING •

MAINTENANCE
•AIR CONDITIONERS
•FURNACES
•FIREPLACES
•DUCT CLEANING
•DRYER VENTS
•HOT WATER HEATERS

Contact us today

250-765-3810

OKANAGAN HEATING & AIR CONDITIONING LTD.



Sonoma Pines Calendar Of Events

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



A Reminder About Parking Restrictions

4. Sonoma Pines Parking Regulations
- (1) This parking regulation is developed with the understanding that the residents of Sonoma Pines are in favor and support a “no parking” approach on streets within Sonoma Pines. Visitor parking was not incorporated into the overall community design, therefore residents need to operate as good neighbors and accept occasional visitor parking that respects the safety aspects within our community. The judgment of this is left to us as neighbors and abuse can and should be reported to our property manager as a complaint. It was the view of the residents that over regulating is not an effective method to curb abuse and an open, cooperative approach; recognizing we all have occasional needs for visitor parking, seemed more reasonable. It is not the intention of our “neighborly approach” to accommodate a residents' parking overflow due to a full garage or more cars per household, than the lot will accommodate. Homeowner safety is the reason behind updating these regulations and while it is our intention to accommodate our neighbors, reported infractions will be enforced.
- (2) with the exception of Sonoma Pines Drive, parking on roadways is

Octoberfest Sold Out

70 people gathered at the clubhouse to celebrate Octoberfest with good friends and great food. Helgi won the prize basket and Keith went home with his share of the 50/50.



- prohibited. Parking on Sonoma Pines Drive is restricted to parking on one side of the street only, where vehicles must be moved every 48 hours.
- (3) a resident or visitor shall not use any part of a lot as a parking stall other than the concrete driveway. Cars parked in the driveway must be completely within the footprint or

Sonoma Pines Ladies Night

It's shopping time again ladies Jean Wandler will again be hosting the Sonoma Pines Ladies Night of Fall/Christmas shopping at the clubhouse on Thursday November 9th from 11am – 7pm (please note the longer hours). Coffee and Goodies will be served 11am – 3pm and Wine and Appys served from 3pm – 7pm. (Does it get any better than this?) There will also be door prizes every hour from 11am – 3pm. Toonie donations at the door are greatly appreciated. Over 20 local vendors will be on hand for your shopping pleasure. Please RSVP to Jean 250-826-3249 or jean.wandler@gmail.com

boundary of the driveway and not extend into the neighboring driveway or roadway. Additional temporary parking is allowed along Sonoma Pines Drive.

- (4) a resident or visitor must not park trucks exceeding 1 ton, campers, recreational vehicles, equipment, unlicensed vehicles, boats, trailers or containers on concrete driveways or in visitor parking spots.
- (5) boat and recreational vehicle parking on the street is prohibited except for the purpose of loading and unloading, which will not exceed 24 hours. Parking to load, unload or clean an RV will be limited to once per week.

cont'd on pg 5

PAUL HAWLEY
real estate professional

c: 250.864.7285

HomesByHawley.com



I LIVE, WORK, AND PLAY IN SONOMA PINES.
Why not work with someone who knows our neighbourhood...

HOME AND MARKET CONSULTATIONS.

Complimentary and confidential.



Not intended to solicit.



cont'd from pg 4



- (6) Except as otherwise provided in this Regulation, no person shall stop, stand or park a vehicle:
- a) within 5 meters of a fire hydrant measured from a point on the curb or edge of the roadway which is closest to the fire hydrant.
 - b) within 6 meters upon the approach to a stop sign or yield sign at the side of a roadway.
 - c) adjacent to a curb painted yellow.
 - d) in a manner that interferes with driveway entrances or access to driveway entrances.
 - e) on the opposite side of a street from a vehicle previously parked on the street, in such a manner to obstruct or unduly restrict the free movement of vehicular traffic on such roadway.
 - f) on a roadway for the principal purpose of selling flowers, fruit, vegetables or other commodities or articles advertising, painting, wrecking, storing or repairing a vehicle except where repairs are necessitated by an emergency.
 - g) overnight on any street other than Sonoma Pines Drive.
- (7) Handicapped Parking
- 1) Will be allowed by a person holding and displaying a handicapped parking permit, or a Disabled Persons' Parking Permit issued pursuant the Motor Vehicle Act including handicapped or disabled persons' parking permits issued by other jurisdictions, so long as that permit remains valid.
- (8) Trade Vehicles
- 1) During regular business hours (8:00 am to 5:00 pm), tradesmen's trailers and trucks, landscape vehicles, moving and delivery vans may park on the street but must ensure adequate room for emergency vehicles to pass.

- (9) Clubhouse
- 1) No parking on the driveway access to the clubhouse.
- (10) Penalties/Removal of Vehicle
- 1) Any vehicle parked in violation of Sonoma Pines Parking Regulations will be subject to a fine or removal by a towing company authorized by SPHM and all costs associated with such removal will be charged to the owner of the lot. Following our "neighborly approach", enforcement will take place in an escalating manner:
 - 2) First infraction will result in a warning being issued to the homeowner.
 - 3) Second infraction will result in a fine being issued to the homeowner.
 - 4) Third infraction will result in an authorization to tow the vehicle.
 - 5) Where a visitor vehicle contravenes these regulations, Coldwell Banker Horizon Realty will record the license plate and the third infraction will result in an authorization to tow the vehicle.
 - 6) Infractions are to be reported in writing, including the license plate number to Coldwell Banker Horizon Realty at: mmakin@coldwellbanker.ca
- (11) Visitor Parking Lots
- 1) These lots are for the use of visitors to Sonoma Pines. Visitors are allowed to park cars or trucks overnight in these lots but vehicles must be moved every 48 hours.
 - Alvarado Trail at Sonoma Pines Drive
 - Serrento Lane at Sonoma Pines Drive
 - Candalera Lane
 - Two lots opposite 3970 - 3980 Sonoma Pines Drive
 Note: Sonoma Pines is on Westbank First Nation land, and WFN parking regulations may also be enforced.

Sonoma Pines Activities & Contacts Quilting

Wendy MacLeod 250-899-1013

wendyjmac@gmail.com

Painting Club

Glen Heming 250-768-0991

glenheming@telus.net

Clubhouse Rentals

If you are interested in reserving the Sonoma Pines Clubhouse and require any information please call Jean Scheidl at 778-754-1884

Rental Forms and Insurance Information are now on line at www.sonomapines.info under the Clubhouse tab.

Letters



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

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