



Stay Connected

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Call for Volunteers

Hello folks of Sonoma Pines, you are needed! These committees are requiring volunteers as their Chair.

- Clubhouse Committee.
- Safety & Security Committee
- Complaints Committee - also need members



If you want to be involved, please let the office know and they will forward your name to the Board.

Position on SPHM Board

As many are aware, there was one vacant position on our Board of Directors after the AGM this year. The Corporate Articles for SPHM Ltd. give the existing Board of Directors the authority to appoint a new member to fill this position. We hope to do this quickly. Recently, we received a nomination. We will consider this individual, but to be fair to others, we want to open this opportunity to every homeowner. It would be helpful to have someone join the board that has skills that complement the skills of our existing team. As an example, we don't have an accountant or a lawyer on the board. There are no doubt many other qualities that would help to round out our team. So if you are interested, please feel free to send a note to our office at sphmboard@gmail.com. Let us know your thoughts and what roles you might be able to assist with.



We hope to complete this process in the next few weeks. We would be happy to accept nominations until the end of Friday week (June 10). With luck, we will be able to appoint our new director at the next meeting of the Board on Monday, June 27th.

Have You Checked the SPHM Website Lately?

We have been updating the website and including more materials that you may not have seen as yet. The Board deals with many issues on a daily basis. We have found that not all residents are informed about important information about SPHM. These are some of the updates at <https://www.sonomapines.ca/>:

- **News Updates** - every time the office sends a notice to the residents for their attention, the contents are posted in the News Updates. The tab is on the top menu of the website and does not require a password.
- **Community Bulletin Board** - Your social committee has worked diligently to host upcoming events for the residents to enjoy. Their latest information can be found here on the home page.
- **SPHM Legal Documents** - Revised Articles of Incorporation and Schedule E Bylaws approved at the recent AGM.
- **Homeowners Area** - (password needed which is **sonomapines**). Here is a list with many links to everything you need to know. Items are posted as soon as they are provided - minutes, financials, etc. Included in the list is a new and very informative link to the **History of Formation of SPHM Ltd.** which provides a brief history on how our corporation came about. We would recommend viewing it.

REMINDER

Yard waste pick up occurs monthly on the FIRST and THIRD Tuesdays.

*Also noted on the website [Garbage/Yardwaste](#)

GST and SPHM Requirements



Recently there has been a change in the way that Clubhouse Rentals are handled and several people have asked why this has happened – is this yet another cash grab by our government?

It is a little more complicated than that, and we thought that an explanation would be appreciated.

Sonoma Pines Homeowners Management Ltd. (SPHM) is a Not-for-Profit (NFP). We are NOT a Strata Corporation, but we ARE a BC registered company. As a NFP company we MUST register and pay GST if we have annual revenues of more than \$50,000.

For many years, we were under that limit, but the recent purchase of the lower RV Lot and the rentals charged to users for the use of that facility, pushed us over the limit, and we are now registered for GST. We are required to charge GST on revenues that we collect. Homeowners fees, which are essentially shared expenses that allow owners to share costs, are not covered by the GST.

BUT any revenues that we collect, including RV Lot rentals, clubhouse rentals, etc. are subject to GST and we MUST collect the tax. Furthermore, the GST collected must be paid to a company that is registered for GST. It is not all bad, however, because we can then reduce the GST remitted to the government by any GST that we pay to vendors for supplies or services related to the revenue that is collected. So costs for fence repairs around the RV lots will pay GST to the company supplying the service, and the amount of GST paid for these services can be deducted from the amount collected in rentals – before remitting the net amount to the government. In essence, we are required to pay GST on any overall profit or gain made

by the transactions.

Our clubhouse rentals were collecting revenue in the past, for events that were held at the clubhouse, and we must now bill for the rental and collect GST through SPHM accounts. At the same time, GST paid for supplies or services that are needed to support clubhouse rentals can be deducted from the amount collected. Overall, SPHM will gain slightly from this change, but the accounting requires additional effort.

This change is one of a number that we must implement, and while it may change some of the ways that we have operated in the past, we have little choice. We are working with committees to minimize disruption implementing this and other transitions.

SPHM Board

Are You a Handyman?

Our handyman Vern is taking the summer off. We are hoping that a Sonoma Pines resident may be interested in filling this part-time position for July, August and September for community repairs including:

- repairing and replacing sections of fence
- undertaking minor landscaping repairs
- undertaking repairs to multi-family homes such as weatherstripping and door threshold replacements, painting trim around windows and doors.
- Collecting trash from doggie stations every Sunday.



Please contact the office if you are interested in this 3 month position.

SPHM Board





PLEASE
CONTACT THE OFFICE
OF YOUR MOVE
IN or OUT of
SONOMA PINES

Moving Out or In - The Office Needs to Hear From You!

Each year several owners in Sonoma Pines sell their homes and, whether sold privately or through a real estate agent, it can take weeks, or even months before the Corporation is advised of the change in ownership. Should you sell your home, your assistance in providing the administration office with the address of the home you sold and, if possible, the name, address, telephone number, email address, and the possession date of the new owner would be greatly appreciated. Also, unless the office is advised of the sale of your home, your homeowner's fees will continue to be withdrawn from your bank account, something that is frustrating to the seller as it can take a few months for the refund.

If you have just moved to our community, the SPHM Board extends their welcome. We also ask that you advise the Sonoma Pines administration office, in the lower level of the Clubhouse, of your arrival. You can also drop by to meet the administration staff who can provide a fob for the clubhouse (if you want one), and program your garage door/gate openers if you did not receive them from the previous owner. Contact the office by phone [778-754-7929](tel:778-754-7929) or email sphmboard@gmail.com.

On your daily walk, don't forget to check out the bulletin board in front of the clubhouse for any charity drives that are happening within the community, as well as notices provided by residents that may be of interest to you. The office can assist in posting.

CSC Jon Connick Bio

Born in Tacoma, Washington, Jon moved to Calgary at the age of two where he was raised and schooled. Geography training was completed at The University of Calgary.

Jon spent 23 years at CNOOC Petroleum North America (formerly Nexen Energy) in Calgary. Over the years, he collaborated with Geographical Information Systems (GIS) professionals to expand the use of GIS technology to increase efficiencies and improve decision-making process for the various business units. He particularly enjoyed working with diverse teams across the world and implementing this technology in multiple ways e.g. drones, lasers, databases and maps.

Recently retired, Jon and his wife Veronique moved to Sonoma Pines in June 2021 to be closer to their family and their newly born grand-daughter. Jon and Veronique really enjoy Sonoma Pines and West Kelowna especially at spring time.

In terms of hobbies, Jon loves spending time in the great outdoors either hiking, biking, fishing, skiing and snowshoeing. In addition, he is very eager to resume travelling. One of his most recent trips (prior to Covid) was the ascent of Mount Kilimanjaro in Tanzania with Veronique. It was a very rewarding experience despite the hardship of climbing throughout the night and through illness.



The pandemic has allowed Jon to improve his cooking skills and experiment much more with different types of food.

Jon accepted early May the position of Community Services Co-ordinator at Sonoma Pines and is excited to get going. Contact Jon by phone at (236) 795-2553 or by email sonomapinescsc@gmail.com.

