

James River Retreat

[Condominium Plan # 9711840]

March 22, 2024 / Newsletter # 4



PRESIDENT' S MESSAGE

Hello JRR Neighbours!

It is very hard to believe that spring is just around the corner – it seems only last week were we preparing for winter. I am excited for what the spring will bring to our wonderful community.

Since the last newsletter we have had the opportunity to meet as a community to review the results of our survey on the bylaw update project. I was very pleased with both the feedback in the survey and the number of lot owners who could attend the session. We discussed some key themes in the feedback and how we will incorporate these into the

bylaw updates. We are still aiming for a draft set of new bylaws to be ready 3-4 weeks in advance of the AGM. Watch for future communications and details on the next steps.

The BoD has been busy with the bylaw updates, reviewing governance procedures and helping manage the business of the community. Operationally, we are ramping up the budget discussions, RFS updates and looking towards some much needed road maintenance. This will be an exciting spring/summer!

Recently, an area of particular concern has been snow removal. We are not pleased with the quality and attentiveness of the vendor has demonstrated when taking care of the snow at JRR. We are looking to address these issues by actively working with Envision and the vendor. We always welcome your ideas, thoughts and feedback on this or any other issues.

I close this update with a giant THANK-YOU to this year's BoD – it has been a busy 9 months! They have been rockstars. Right now, there is a fantastic opportunity to join the JRR BoD - we would love to see your ideas, energy, and support on the BoD (either now or at the AGM). If you have any questions, please reach out to me and I would be happy to help!

I wish everyone a Happy East and wonderful spring! With spring comes new energy, beautiful long days, and the abundance of life. At JRR this also means, the sound of what our family calls the “JRR Song” – dueling lawn mowers, weedwhackers and chainsaws!

Rhian

ANNOUNCING
2024 ANNUAL GENERAL MEETING
[SAVE THE DATE]

DATE: JUNE 22, 2024. SATURDAY

PLACE: MOUNTAIN VIEW INN AND SUITES, SUNDRE, AB
IN PERSON AND VIRTUAL ATTENDANCE IS OFFERED

TIME: 2 – 4 PM

RSVP: To jrrboard@gmail.com with your name, lot number and
how you will be attending.

SPECIAL NOTICE: *The Bylaw changes the community have asked for will
be voted on at this meeting.*

*We need 75% of our unit holders giving a positive vote to implement
the community requested Bylaws.
So please set aside the time and attend.*

Note: Bylaw changes that are mandatory by the Condominium Property
Act and CWC will automatically be in the revised bylaws.
They are NOT part of what we are voting on.

**This vote will be on changes owner feedback have asked for. (Expect a
preview of the proposed bylaws in the mail soon)**

*Please plan to attend and encourage your neighbours to come as this is
your ONE-TIME CHANCE to make the changes asked for.*

CALL FOR BOARD MEMBERS

We are really feeling the pinch, with shortage of board members, while doing some time sensitive work.

If you have any inclination to join the board, please reach out and ask any questions. We welcome the help and input!

SNOW REMOVAL

We are working on the issue of poor response time to plowing and quality of work.

Our contract is set to ensure the following:

Removal of snow will commence within 24 hours of cessation of snowfalls, or drifting of snow, with an accumulation of 4" of snow or more.

Snow will be removed in a manner that ensures the maximum width of roads possible.

Services to provide snow plowing from **November 1 '2023 to April 30, 2024.**

If you have special requests, please contact Rick directly at (403) 559-9477 – for instructions on snow removal only.

IMPORTANT: Issues or feedback, share with Envision ONLY.

To help manage our relationship with the vendor, do not contact Rick directly for feedback or issues. Envision will manage this on JRR's behalf.

COMMITTEES AND UPDATES

Bylaw Committee: Donna Hughes, Greg Filazek, Vince Aiello, Rhian Haynes.

Thank you everyone who joined the virtual “What we Heard” meeting. We are working with Envision to move forward on instilling the mandatory changes from the CPA and revise the wording on existing bylaws to be clear and applicable to JRR.

The committee will take the summarized information and formulate prospective bylaws to be revised by the Board and submitted to Envision to be presented for legal review.

Design committee: Marcel Gagne, Vince Aiello, Bryce Austin, Bob Moore.

Please submit all requests/ applications for any new builds or lot developments, and volunteer interest. Liz Moore (VP) will act as the point person for any new applications, to expediate the committee review process.

Pond committee: Bob Moore, Court Deedo, Greg Filazek. Pond committee has been invited to provide an estimate on fence repairs.

Emergency and safety committee: Trina Radcliffe, Gary McDougall, Robb Price, Bob Moore. [on hold till spring]

Social Committee: Liz Moore, Donna Hughes, Karen Filazek, Sarah Bhola, Christine Principalli and Ceilidh Price.

Special thank you to Ceilidh Price arranging to have the BBQ meat, which was donated by Anchor 7 Ranch, located on Highway 22 between James River Road and Sundre by owners Christina and Guy Kelley.

JAMES BOND POND SPIEL

The first James Bond Pond Spiel held on the pond February 3 '24 was a great success. The weather cooperated and we had 8 teams

participating. Each team came up with their own unique name and teams were made up of 2-4 curlers (no experience necessary). The first-place trophy went to: 'the Sixes' - Gian and Christine, second place went to the "the Rolling Stones" - Greg, Karen and David and the best-efforts award was taken home by the "Booze Brothers" - Bob, Liz, Sarah, and Gary.

Thank you to all for your help and community spirit, especially to Karen Filazek for all the effort to promote and ensure the 'rocks' were available.

We your Condominium Board of Directors are responsible to serve the owners and fulfill the legal and ethical duties and responsibilities stipulated in the Alberta Condominium Property Act, Clearwater County Municipal Bylaws, JRR Retreat condominium bylaws.

Four priorities for our term are:

- Fiscal management and reserve fund structure
- Bylaw review
- Governance
- Community Safety and Records
- Emergency / fire and safety preparedness /evacuation planning.

JRR BOARD OF DIRECTORS 2023-2025

President: Rhian Haynes: Lot 33, 117 James River Landing

Vice-president: Liz Moore: lot 3, 9 James River Crossing

Secretary: open

Treasurer: Olesya Afanasyeva: lot 14, 222 James River Ridge

Member at Large: Donna Hughes, lot 19, 213 James River Ridge

Member at Large: open

Member at Large: open

CONCERNS/ COMPLAINTS?

When you have a question or want to express a concern / complaint please send to both:

1. Envision Property Manager: Roy Barron/ roy@envisionproperty.ca
2. jrrboard@gmail.com

The Board kindly asks that you please do not email individual board members to discuss concerns, as they will just be redirected to the whole board.

This process will help ensure open communication, record keeping and accuracy with information exchange.

The Board encourages problems to be addressed by:

1. First speaking to your neighbour (if it involves them) about a problem and ask for them to make some changes.
2. Second, if you cannot achieve a solution or if it is not related to an owner issue, formally email Envision and the board (see above) about your concern.

IF the matter is 'sensitive' and you are not sure about speaking to the neighbour or confidentiality is an issue when sending it to the board, then please send it directly to Roy at Envision and he will follow the PIPA/ privacy policy.

GENERAL INFORMATION

GATE CODE for CONTRACTORS: 2023.

WEBSITES OF INTEREST

<https://www.clearwatercounty.ca/p/county-highlights-newsletter>
<https://jamesriverretreat.org>
<https://www.facebook.com>

RECIPES and MOONSHINE

Healthy Granola

Yield: 8 cups

- 4 cups old-fashioned rolled oats (use certified gluten-free oats for gluten-free granola)
- 1 ½ cup raw nuts and/or seeds (combination of choice)
- 1 teaspoon fine-grain sea salt (if using table salt, scale back to ¾ teaspoon)
- ½ teaspoon ground cinnamon
- ½ cup melted coconut oil or olive oil
- ½ cup maple syrup or honey
- 1 teaspoon vanilla extract
- ⅔ cup dried fruit, chopped if large (I like dried cranberries)
- Totally optional additional mix-ins: ½ cup chocolate chips or coconut flakes*

INSTRUCTIONS

1. Preheat oven to 350 degrees.
2. Line a large, rimmed baking sheet with parchment paper.
3. In a large mixing bowl, combine the oats, nuts and/or seeds, salt and cinnamon. Stir to blend.
4. Pour in the oil, maple syrup and/or honey and vanilla. Mix well, until every oat and nut is lightly coated. Pour onto your prepared pan and spread evenly.

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5. Bake until lightly golden, about 21 to 24 minutes, stirring halfway (for extra-clumpy granola, press the stirred granola down with your spatula to create a more even layer). The granola will further crisp up as it cools.
 6. Let cool completely, undisturbed (at least 45 minutes). Top with the dried fruit (and optional chocolate chips, if using). Break the granola into pieces with your hands if you want to retain big chunks or stir it around with a spoon if you don't want extra-clumpy granola.
 7. Store in an airtight container at room temperature for 1 to 2 weeks, or in a sealed freezer bag in the freezer for up to 3 months.

Enjoy!

HAPPY EASTER!

Submitted by Donna Hughes - donna.hughes1@shaw.ca