

# **James River Retreat**

[Condominium Plan # 9711840]

June 18, 2024 / Newsletter # 5



[This Photo](#) by Unknown Author is licensed under [CC BY-SA](#)

## ***PRESIDENT'S MESSAGE***

Well... Spring 2024 is over with the blink of an eye and now onto Summer. It is amazing to think we are ready for long summer nights, floats down the river and – most importantly - our AGM! I know many of you have been eagerly awaiting this event – or maybe it is the BBQ everyone is excited for... Either way, both are sure to be well attended events where the community comes together. Please see the details in the newsletter on both events.

As we prepare for the AGM, I feel privileged to have worked with the Board on the operations and projects for our community this past year. A big task has been the Bylaw Review Project where the community had many opportunities to be involved to share feedback – this has been critical to ensure we are as aligned as possible. The Board looks forward to giving the community an update on the Bylaws and all items pertaining to JRR this coming Saturday – see you there virtually or in person – the first time since 2019 I believe - thanks COVID! 😞

Rhian Haynes

---

## **NOTICE**

### **ANNUAL GENERAL MEETING**

**DATE:** June 22, 2024 / Saturday

**TIME:** 2 - 4 PM

**PLACE:** Mountain View Inn and Suites  
706 Main Avenue E  
Sundre, Alberta T0M 1X0  
\*TOTEM ROOM

We have reserved a room at the Inn and are hosting the event in person and virtually.  
To help us plan and prepare we ask you to **RSVP by June 20 '24**. (we are sorry this issue was delayed)

Please indicate how you are attending: **in person or virtually**.

*Expect more information by email.*

### **CALL FOR BOARD MEMBERS**

*We are really feeling the pinch, with shortage of board members, 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!*

### **ROADS AND SNOW REMOVAL CONTRACT**

We are actively reviewing the snow plowing contract and looking for vendors that are interested in providing road maintenance and snow plowing services.  
If anyone knows of anyone interested in a contract for one or both services, please advise us at [jrrboard@gmail.com](mailto:jrrboard@gmail.com).

### **FENCING AND LIVESTOCK**

If you happen to come across cattle fencing that is damaged or in general disrepair, please contact Envision at [Shauna@envisionproperty.ca](mailto:Shauna@envisionproperty.ca) or the Board at [jrrboard@gmail.com](mailto:jrrboard@gmail.com) so we let the leaseholders know. This also applies if you find any livestock within the community due to downed fencing – sorry does not mean a free BBQ.

### **COMMITTEES AND UPDATES**

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

---

The draft of bylaw changes has been forwarded for review to Envision and the lawyer. More details of committee work will be provided at the AGM June 22, 2024

**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 expedite the committee review process.

**Pond committee:** Bob Moore, Court Deedo, Greg Filazek.

Pond committee report at AGM will provide a very comprehensive review.

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

**Social Committee:** Liz Moore, Donna Hughes, Karen Filazek, Sarah Bhola, Christine Principalli and Ceilidh Price. Expect the email with more information to arrive very soon.

## ***COMMUNITY SUMMER BBQ***

**DATE:** July 27 Saturday (Rain day - August 3 )

**TIME:** 12:00 – 4:00 ‘Ish’

Come one come all, bring yourself, your family and your friends!

No cost

There will be BBQ burgers, hot dogs, and Veggie burger options, along with numerous sides and snacks and desert options. If you want to add something to the banquet of options feel free to do so.

Games and music also provided.

Please RSVP to Ceilidh Price @ [cprice@dittocomm.com](mailto:cprice@dittocomm.com)

---

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

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

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

Secretary: open

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: Shauna Traub ([Shauna@envisionproperty.ca](mailto:Shauna@envisionproperty.ca))
2. [jrrboard@gmail.com](mailto:jrrboard@gmail.com)

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 Shauna at Envision and she will follow the PIPA/ privacy policy.

The Board has decided to kindly ask that you please do not email individual board members with 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.

### **GENERAL UPDATES**

**ANNUAL GENERAL MEETING: JUNE 22 2024**

**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**

#### ***DANDELION JELLY***

*Dandelion jelly is like sunshine in a jar, and it's the perfect way to brighten your morning toast.*

#### **INGREDIENTS**

- 4 cups dandelion petals (or 2 cups packed petals)
- 4 cups sugar
- 2 Tbsp. lemon juice (or ½ tsp. citric acid)
- 1 box (1.75 oz) fruit pectin
- Boiling Water

#### **INSTRUCTIONS**

1. Harvest roughly 8 cups of dandelion flower heads. Carefully remove just the yellow petals, discarding the green portions. You should have roughly 4 cups petals (not packed) or 2 cups petals (packed).
2. Make a dandelion petal tea by pouring 4 cups boiling water over the cleaned flower petals. Allow the tea to steep for at least an hour, but as long as 24 hours.
3. After steeping, strain the petals, ringing them out to get every bit of liquid. Measure the liquid, you should have 3 3/4 to 4 cups of dandelion tea.

---

4. Pour the dandelion tea into a heavy-bottomed saucepan. Add lemon juice and pectin and bring the mixture to a boil over high heat. (Note: Do not add sugar yet.)
5. Once the mixture is rapidly boiling, add the sugar and stir to combine.
6. Allow the mixture to return to a hard boil and boil 1-2 minutes before removing from heat.
7. Pour the jelly into prepared jars, seal and allow the jelly to cool and set for at least 12 hours. (Sometimes jelly takes as long as 48 hours to fully set, be patient.) Store in the refrigerator.

*Yield: 6 - 8 oz jars*

*prep time: 2 HOURS*

*cook time: 20 MINUTES*

*total time: 2 HOURS 30 MINUTES*



*Taken from website: [practicalselfreliance.com/dandelion-jelly](http://practicalselfreliance.com/dandelion-jelly)*

*4.4 Stars (106 Reviews)*

I would love to hear if you tried this jelly.

Enjoy!

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