

James River Retreat

NEWSLETTER

November 25, 2023

WHAT'S HAPPENING AROUND THE RETREAT?



PRESIDENT' S MESSAGE

Greetings Fellow Owners and Neighbours

Hello fellow JRR neighbors,

Wow! I can hardly believe it is already (close to) the end of November and another year is coming to an end. No sooner does it feel like we cut the last blade of grass, we are now focused on clearing snow and keeping warm. Outside of regular operations, the Board has been busy this fall with a handful of building approvals, AGM follow-up actions and the ongoing Bylaw Review project. We are also happy to welcome new members of the community to lot 34 on James River Landing. Please join me in welcoming Harry Liberge & Pauline Mustaikis to JRR, who took possession and joined JRR at the beginning of November 2023.

The Bylaw Review project has been progressing very well with strong participation by the Board and the committee members – well done! Watch for an update from the team in the next few weeks that will share background information, the current implementation plan and how you can get involved. A critical element will be how all community members can participate and share their thoughts/ideas in a survey. This survey will help shape the plans for any changes we might propose over the coming six to nine months.

As I close this update, I wanted to wish everyone a very Merry Christmas, happy holidays and all the best for this festive time of year. In the winter, our community is blessed with so many wonderful things to do – you can lose hours exploring snow-covered fields that crunch and echo underfoot or warm next to a roaring fire that crackles with nostalgia or those cold, crisp evenings full of stars that make you feel small. I hope you all get a chance to enjoy all that JRR has to offer this winter.

Winter holds some of our fondest memories at JRR for my family - enjoying great meals, playing fun games, and laughing together. During this festive time of the year, I hope that life is slowing down (even just a little), fond memories fill your heart and you are blessed with the love of great company.

Merry Christmas, Happy Holidays and a very prosperous New Year!

Rhian Haynes

SNOW REMOVAL

We are pleased to share that we have been able to secure our longstanding vendor Triple R Fencing (Rick Reiker) to perform snow removal for JRR this coming winter.

Our contract will 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.
- All roadways within the JRR Subdivision; all driveways for each individual property, and the area next to the pond allowing easy access to the dumpsters.
 - Will exclude any areas marked off by owners.
- 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.

Please be sure to mark your properties for snow removal and if you have special requests, please contact Rick directly at (403) 559-9477 – only for instructions on snow removal.

IMPORTANT: Share snow removal feedback or issues 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

1. Bylaw Committee – Donna Hughes, Vince Aiello, Greg Filazek. We are proceeding to engage Envision and a lawyer to commence the process. Look for a Survey on your input related to the Bylaw Review. It will be time sensitive and requires your participation to ensure the outcome achieves our goals.
2. Design committee – Marcel Gagne, Bryce Austin, Bob Moore. Please submit all requests/ applications for any new builds or lot developments, and volunteer interest.
3. Pond committee – Bob Moore, Court Deedo, Greg Filazek. submit any ideas, suggestions, volunteer interest.
4. Emergency and safety committee- Trina Radcliffe, Gary McDougall, Robb Price, Bob Moore. Submit suggestions, concerns, and volunteer interest.
5. Social Committee: Liz Moore, Donna Hughes, Karen Filazek, Sarah Bhola, Christine Principalli and Ceilidh Price - Submit suggestions, concerns, and volunteer interest.

If you have interest and expertise in any of the areas the committees manage, please reach out to the board advising of your interest and we would welcome help and participation.

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:

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

JRR BOARD OF DIRECTORS 2023-2025

1. President: Rhian Haynes: Lot 33, 117 James River Landing
2. Vice-president: Liz Moore: lot 3, 9 James River Crossing
3. Secretary: Jim Lank: lot 20, 215 James River Ridge
4. Treasurer: Olesya Afanasyeva: lot 14, 222 James River Ridge
5. Member at Large: Donna Hughes, lot 19, 213 James River Ridge
6. Member at Large: open
7. Member at Large: open

PLEASE NOTE: We have openings for two board members having had two members leave for personal reasons. We are keen and have a focused agenda. Please reach out if you have the time and are interested in joining the board, We welcome the help.

CONCERNS/ COMPLAINTS?

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

1. Envision Property Manager: Rod Pittman/ rod@envisionproperty.ca
2. jrrboard@gmail.com

The Board encourages problems to be addressed by:

1. First speak 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.
3. **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 Rod at Envision and he will follow the PIPA/ privacy policy.

We kindly ask that you please do not email individual board members with concerns as they will just redirect to the whole board. This process will help ensure open communication, record keeping and accuracy with information exchange. P.S. We are working on improving our response time!

GENERAL UPDATES

1. We are still working on getting all the missing information current on our website/owners' pages. (Bear with us please.)
2. **GATE CODE for CONTRACTORS: 2023.**
Please remember to give this code vs residents code.

COMMUNITY AFFAIRS

MEMORIAL BENCHES

Sadly, August 10, 2022, our community lost a great friend and co-founder, **Marilyn Deedo**. It was back in May of 1996 that Marilyn and Court, along with another couple, took ownership of what is now known as James River Retreat. From speaking with her son, Ryan, his mom was a driving force behind ensuring JRR was a success!

As a Memorial to our dear friend, neighbours in the community have built 2 benches and have situated them by the pond. Please give Marilyn a little nod of thanks when you see or use them, because without her this place wouldn't exist!

CHRISTMAS FENCE DECORATING

Please feel free to join Liz and me as we decorate the front gate area/fence to
Celebrate the Season!

Date: Thursday November 30.

Time: TBD

Call me at [403-714-4199](tel:403-714-4199) or email donna.hughes1@shaw.ca for more info.

WILDLIFE ISSUES AND SIGHTINGS

WILDLIFE REPORTS

The BoD wanted to share that a wildlife report (bears and cougars) is available to all JRR owners via sign up. This wonderful service is provided by the Mountain View BearSmart Society (MVBS) and is called the MVBS Bear Activity Report. You can email info@mountainviewbearsmart.com to be added to their distribution list. Alternatively, you can bookmark the website at <https://mountainviewbearsmart.com/>. The report operates every Friday from March/April through to October/November - the months that bears are active outside their winter dens. You can report predator sightings to sightings@mountainviewbearsmart.com details are available on the website. A big thank-you to Vince for sharing these details.

If you have any questions or concerns, please reach out to the Board email and Envision directly.

THIS LITTLE FELLA BANGED HIS HEAD ON OUR WINDOW at #213 BUT SURVIVED!

Has anyone else seen this Owl at the Retreat?

5:33 1

100

◀ [Back](#)

Northern Pygmy-Owl

[ID Info](#)

[Sounds](#)

[Map](#)



[LIFE LIST](#)

Small diurnal owl of forests of the mountainous western US and interior Mexico. Scarce and often difficult to find, but sometimes perches conspicuously. Brown and white overall with yellow eyes and bill. Sometimes cocks tail up or sideways. Look for large black eye-spots on nape when facing away. Feeds mainly on small birds and mammals. Different populations give slightly different versions of a series of single or paired toots. Northern Saw-whet Owl is fairly similar in plumage, but never perches out in the open in daylight.

WEBSITES OF INTEREST

<https://www.clearwatercounty.ca/p/county-highlights-newsletter>

<https://jamesriverretreat.org/>

<https://www.facebook.com>

RECIPES and MOONSHINE

(Why the heck not? We have some very competent bakers, brewers, and picklers in the retreat)

SUGGESTIONS WELCOME – SEND TO DONNA @ donna.hughes1@shaw.ca

Whipped Shortbread

1 lb. unsalted butter

1 c. icing sugar

½ c. corn starch

3 c. flour

1 Tsp. vanilla

Whip in large bowl until it is the texture of stiff whipped cream.

Use a cookie press or drop by the teaspoon onto an ungreased cookie sheet.

Bake at 325 degrees for approximately 15 min. Watch carefully, try not to let brown.

Enjoy!

Submitted by Donna Hughes

donna.hughes1@shaw.ca

Please reach out with any comments or questions.