

James River Retreat

Condominium Plan #9711840

February 2025 / NEWSLETTER # 7



PRESIDENT' S MESSAGE

Greetings Fellow Owners and Neighbours

Hello JRR Neighbors,

That Bluejay in this picture makes me long for spring! It could also be the prolonged period of winter weather these past three weeks, but I am looking forward to a change of seasons. It has been some time since our last update to you, and it seems February is a good time to check-in with our great community.

Since our last newsletter, your Board has remained busy with several initiatives both operational and strategic in nature. These have included:

- Secured Triple R to manage our snow removal for the winter 2024/2026 season
- Worked with Saunders Contracting on a multiyear road maintenance contract
- Reviewed Insurance options and coverage
- Ongoing progress for the Bylaw project to be ready to share w/the community
 - ***Mark your calendars for mid April/early May (see details below)***
- Various operational updates and build requests

Please have a read of the Road Report and Bylaw Committee sections for further details on some of the points above. I want to thank the whole Board for their dedication and commitment to the above, and more, initiatives

As spring comes closer, many of us will be thinking about planting. Over the last few years, we have seen a few greenhouses built in our community – these have been welcome additions to JRR. If you are interested in adding a greenhouse, the Board is currently approving these structures as one of the two permitted <150 ft² sheds for each lot.

Greenhouses are a perfect example where our new Bylaws will help improve the ways we could utilize our properties with additional flexibility while **maintaining** a strong focus on maintaining the look and feel of JRR. We look forward to seeing you for the info sessions later this year to discuss.

Until spring is actually here, I will stop daydreaming so much and look forward to sharing the great progress with you all later in the spring.

Stay Warm!

Rhian

ROAD REPORT AND SNOW REMOVAL

We are pleased to have secured a contract with Saunders Contracting for Road Maintenance work for the next three years (2025, 2026 & 2027).

Road Maintenance Contract will include:

Grader for Spring grade	\$ 1,710.00
Grader for Fall grade	\$ 1,710.00
Gravel, estimated at 4 loads per year: \$576.00/load	<u>\$2,304.00</u>
Total:	\$5,724.00

This important contract will help JRR ensure our roads are in good condition year-over-year. It will also help avoid large expenditures caused by delays in maintenance.

IMPORTANT: Share snow removal feedback 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, Rhian Hanes

Bylaw Update Project

The Bylaw Review Project team received an updated version from our legal team in November and has been working on feedback to arrive at a final draft. This has included countless hours by all involved to read bylaws, research questions and attend editing sessions. For example, since October, the team has invested >30 hours in meetings to review the details of the bylaws – most importantly to make sure the Bylaws incorporate the valuable feedback/wishes of the community.

We are getting closer to a final document to share with the community for a special resolution vote. Based on our current plan, please mark the following in your calendars as important dates:

- **16 Apr 2025** - Info Session to Introduce the amended bylaws (Virtual)
- **17 Apr 2025** – Amended Bylaws mailed and emailed to owners
- **3 May 2025** – Q&A session to discuss specific details (Virtual & In Person)
 - *Potential Vote depending on length of Q&A*
- **10 May 2025** – Special Resolution Meeting (Virtual & In Person)
 - *Back-up Vote depending on length of Q&A*

Stay tuned for a bylaw specific updated in the coming months that will have further details about the process and timetable for approving the new Bylaws.

2. Design committee – Marcel Gagne, Bryce Austin, Bob Moore, Vince Aiello. Please submit all requests/ applications for any new builds or lot developments, and volunteer interest. If you have questions about procedure or process please email the board for guidance. We are preparing a package to be available in the future.
3. Pond committee – Bob Moore, Court Deedo, Greg Filazek. Submit any ideas, suggestions, volunteer interest.
The Pond Committee is planning to submit a proposal for a ‘Cookshack’ at the AGM. A formal proposal will be submitted for board review. If this proceeds it will be a ‘Special resolution vote’ at the time of the Bylaw Document vote.
4. Road Committee: Gian Principalli, Larry Kantor, Liz Moore.
5. Emergency and safety committee- (on hiatus). Submit suggestions, concerns, and volunteer interest.
6. Social Committee: Liz Moore, Donna Hughes, Karen Filazek, Sarah Bhola, Christine Principalli and Ceilidh Price.
Continue to 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 Handbook
4. Community Safety and Records management
5. Emergency / fire and safety preparedness /evacuation planning.

JRR BOARD OF DIRECTORS

1. President: Rhian Haynes: Lot 33, 117 James River Landing
2. Vice-president: Liz Moore: Lot 3, 9 James River Crossing
3. Secretary: Donna Hughes, Lot 19, 213 James River Ridge
4. Treasurer: Dave Faller Lot 30, 105 James River Landing
5. Member at Large: Gian Principali
6. Member at Large:
7. Member at Large:

PLEASE NOTE: We have openings for more Board Members. 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: PROCEDURE

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

1. Envision Property Manager: Shauna Traub/ shauna@envisionproperty.ca
2. jrrboard@gmail.com

The Board encourages problems to be addressed by:

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1. First speak to your neighbour (if it involves them) 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 at the jrrboard@gmail.com (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 Shauna Traub at Envision and she will follow the PIPA/ privacy policy to address the issue.

We kindly ask that you please do not email or bring concerns up to an individual board member as they will just redirect to the whole board. This process will help ensure open communication, record keeping and accuracy with information exchange.

GENERAL INFORMATION

1. GATE CODE for CONTRACTORS: 2023.

Please remember to give this code vs residents code.

COMMUNITY AFFAIRS

Call me at [403-714-4199](tel:403-714-4199) or email donna.hughes1@shaw.ca with info you wish inserted to the newsletter.

CWC DRONE RULES AND REGULATIONS

Clearwater County owns and operates drones for a variety of reasons. They provide valuable accessibility for County operations and emergency preparedness, most commonly used for:

- Emergency Response
- FireSmart Data Compilation
- Research in GIS Mapping

Clearwater County operates as per Transport Canada safety regulations and has certified pilots.

Clearwater County strives to advertise on social media and website to let residents know when, where and why drones will be in the area for planned missions such as emergency preparedness mapping. In an emergency or during training events, time for public notification of drone flights may not be possible.

The following information is provided from Transport Canada.

If you fly your drone for fun and it weighs more than 250 grams (up to 35 kilograms) you are legally required to register your drone with Transport Canada and obtain a drone license.

Follow the basic safety rules below. Not doing so may put lives, aircraft and property at risk. If you fly where you are not allowed or choose not to follow any of the rules below, you could face serious penalties, including fines up to \$3,000 and/or jail time.

To keep yourself and others safe, fly your drone:

- where you can see it **at all times**
- below 122 metres (400 feet) in the air
- away from bystanders, at a minimum horizontal distance of 30 metres for [basic operations](#) (Gov. of Canada)
- away from emergency operations and advertised events
 - **Avoid** forest fires, outdoor concerts and parades
- away from airports and heliports
 - 5.6 kilometres (3 nautical miles) from airports
 - 1.9 kilometres (1 nautical mile) from heliports
- outside controlled airspace (for basic operations only)
- **far away** from other aircraft
 - Don't fly anywhere near airplanes, helicopters and other drones

Please note, Clearwater County cannot provide permissions for drone usage, as drones are classified as aircraft and fall under federal jurisdiction.

For full rules and regulations please visit:

<https://tc.canada.ca/en/aviation/drone-safety/learn-rules-you-fly-your-drone>

FREQUENTLY NEEDED NUMBERS

Emergency – Fire, Ambulance, Police	911
HEALTH UNIT	403-845-3030
ATCO Gas / Gas Emergencies	780-420-5585
Fortis Alberta / Electrical Emergencies	780-310-9473
Alberta One Call	1-800-242-3447
Fire Ban Information	www.albertafirebans.ca
Clearwater Mutual Aid Co-op (CMACC)- Oil and Gas Emergency	1-866-950-2622

Clearwater County (after hours Emergency)	403-844-8500
Fish and Wildlife	403-845-8230
MLA – Jason Nixon	403-871-0701
Clearwater County Office 4340 – 47 Ave. Rocky Mountain House	admin@clearwatercounty.ca Ph: 403-845-444 Weekdays: 8-4:30

WEBSITES OF INTEREST

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

Ribs (Beef or Pork)

(by special request from Dave Faller)

Who does not like RIBS?? (vegetarians) The rest of us dream and drool when recalling a good feed of ribs. The best rib is both TENDER and TASTY. The worst are TOUGH, BLAND or DRIED OUT.

The only fail-safe method to preparing ribs means you are going to have to prepare and wait. 'Low and Slow' are slogans required for the perfect outcome, if time is not an option...pick up a package at Costco (lol).

I'm sharing two methods:

1. **Slow roast:** Any cook knows about slowly roasting ribs in an oven or BBQ at 300 degrees C for 3-4-6 hours. Using a rub of some sort, commence the cooking and add more flavour with a baste or sauce as they finish off. Sometimes they are dry, sometimes tough, sometimes good enough to try again. I will say no more.

2. **Sous Vide cooker + BBQ:** This one is fail-safe (in our opinion). A new and different concept, and a slight investment in “another appliance” (but well worth it).

Check out the link. No need to spend big money, though investing in the special container is nice it is not necessary. Vacuum sealed packages are perfect but a good Ziplock bag (minus the air) works well also. <https://www.amazon.ca/dp/B081B4SR7F?tag=bgca-143358-20&th=1>

We will never go back because we don't want waste the expense of meat and then eating disappointing, often dry or tough ribs. The sous vide method ensures your ribs are cooked to perfect tenderness and temperature (PLUS you have a long window of time to plan and play and insurance your ribs are never overdone or dried out).

Step 1: Put any rub of your choice on the raw ribs, seal in a waterproof bag. (great for pork chops or any other meat).

Step 2: Place the sealed airless bag in the water bath / container, ensuring the whole bag is fully submersed.

Step 3: Connect the sous vide to the container inserted in the water and carry on with life. Set the temperature to 150 degrees F or your choice of doneness. Go for a day trip, a round of golf, just ensure you bugger off for 24 -36 hours. (correct!)

It will get to desired temp and **cook** the meat and **hold it at that temp** for hours. The meat will be cooked but NOT charred. Do not panic at the colour.

Step 4: Open the bag, drain the liquid, and char on a Hot BBQ using any BBQ sauces you like.

Remember: The BBQ is NOT for cooking the ribs, it just adds the amount of sizzle and char you like. You can be sure your ribs are cooked and tender and now you can play around with flavour.

Enjoy!

Submitted by Donna Hughes
donna.hughes1@shaw.ca

Please reach out with any comments or questions.