



## TRCA 2021 FALL NEWSLETTER

Hello Tower Ranch Homeowners and Residents! We hope this newsletter provides you with a current update, and gives you pertinent information about activities in the community. We welcome input and feedback from our members, and we can be reached at [trcacommittee@gmail.com](mailto:trcacommittee@gmail.com). The information below covers some of the relevant activities taken on by the Board of Directors as well as general neighbourhood information/advice.

### **Clubhouse Amenities (Lounge and Fitness Centre)**

- The Clubhouse is now in “winter season” which means that any homeowners/residents using the TRCA amenities should assume that the security system is on and armed. Using your FOB to gain access to the building deactivates the alarms in the Lounge and Gym (and in hallways leading to them) for 120 min. If you are using the Lounge for longer than 2 hours you must exit the building before the alarm resets via the TRCA door with the red button and re-enter to initiate another 2 hour cycle!!
- All this and more is in the email sent to you on October 17 (Winter Rules for Use of the TRCA Amenities). This information is also on our website ([trcamembers.ca](http://trcamembers.ca)) under the Amenities tab.
- We know that this alarm situation is downright inconvenient, but such is the nature of the security system currently in place. The system is very old and clearly antiquated in many respects. The TRCA is very much in favour of upgrading the system to 2021 standards and capabilities. We have approached the Golf Club on this issue and are waiting to hear if they are onboard and willing to share the cost of such an upgrade.

### ***Fitness Centre:***

- The Gym has been very heavily used in 2021 with greater than 3500 visits!!
- Remember to exit via the “TRCA door” only, as opening any other exit will set off the alarm when armed. Upon entry, please leave your outdoor shoes by the exit door before heading towards the gym.

### **Lounge:**

- The Lounge has been used frequently since reopening in August and we expect even busier times as Christmas approaches. ***Which raises the question as to who among us wishes to decorate the Lounge for Christmas as has been the tradition in the past???*** Enthusiastic volunteers should contact the TRCA ([trcacommittee@gmail.com](mailto:trcacommittee@gmail.com)).
- While we have a cleaner that comes once per week, it's really important that the room is thoroughly cleaned by the user after each event. With such high traffic expected, we are really relying on homeowners to comply with the cleaning requirements as laid out in the waiver signed for each event.
  - This includes not leaving perishable items in the garbage pail!! Please take such refuse back to your homes and dispose via normal means.

### **Improvements to the Tower Ranch Waterfall Structure**

As you may have noticed, we have launched efforts to “beautify” the structure at the bottom of Tower Ranch Blvd that welcomes all to the TR community. The “Tower Ranch” sign has been repainted and hung on the rock face so as to be more visible. We are planning to install lights to highlight the structure hopefully before Christmas. Next year we plan to complete the job by improving the landscaping at and around the waterfall.

### **Traffic Calming on TR Blvd**

- Earlier this year, Tower Ranch property owners gave the TRCA Board of Directors (BOD) an overwhelming mandate to pursue traffic calming enhancements along Tower Ranch Boulevard. Since that time, the BOD has been in regular discussions with City of Kelowna staff to advance this initiative. The preferred enhancement, which is supported by the City and the BOD, is the installation of raised crosswalks. Currently, the City has made a ‘soft’ commitment to install one raised crosswalk in 2022. The City’s preference is that this will be installed across Tower Ranch Boulevard on the downside of the Tallgrass intersection. This location is one of the BOD’s preferred locations as it will create a defined crosswalk where one does not presently exist. This location will address all vehicles, whether they are golf course patrons, construction staff, or most residents at Tower Ranch.
- We have advised the City that the TRCA would like to have at least one more raised crosswalk and possibly two more. We will continue to push this matter with the City and we will keep our members up to date as these talks continue.

- We must note that our most-preferred location for a raised crosswalk is at the golf cart crossing, just above Tower Ranch Drive. Unfortunately, the grade of the road at this location is 10%. Canadian standards recommend that ‘vertical’ traffic calming measures (speed bumps or speed humps) only be implemented on roads with a grade of 8% or less. Because of this, the City will not consider any vertical traffic calming measures at this location. However, other measures may be considered such as better signage and the installation of one or more measures to make sure that golf cart drivers actually stop and look before crossing the Boulevard.

### **Bylaws and Policies**

The majority of emails that we receive from our members are inquiries regarding what is, and is not, allowed as home additions, property modifications or allowable property use (RV parking, above ground pools, sheds, etc) within Tower Ranch. The Board of Directors has been responding to each email and have been offering advice and guidance. We must caution our members, however, that we have no actual authority to enforce non-compliance with the Building Scheme.

A further explanation is as follows:

- The TRCA is not a strata. We are a Homeowners Association and therefore the Strata Property Act is not applicable to the actions of the TRCA. Rather, the TRCA is a corporation that operates under the “Canada Not-for-Profit Corporations Act”. While a strata may have the power to deal with a homeowner who contravenes the building guidelines or covenants, the TRCA does not.
- Many additions and/or modifications require approval and inspections by the City of Kelowna who are the ultimate governing authority in these matters. If in doubt, please contact the City.
- North Pointe and Solstice are each a registered strata and have their own covenants and building guidelines.
- A copy of the Building Scheme is on our website. The Building Scheme very distinctly lists what can and cannot be done at Tower Ranch. **The Building Scheme is a legal document that is registered on title** of every property at Tower Ranch. Any breach of the Building Scheme would open a member up to litigation. You must follow the limitations and restrictions which are identified within Building Scheme, even in situations where you may not agree. The TRCA has no authority to modify the Building Scheme.
- Lastly on this matter – most of the emails that we receive are related to disagreements between neighbours over additions, modifications or property use. Our first response to these situations has been to ask the person who sent us the email whether they have spoken with their neighbour about the matter. In most circumstances, the member who may be in non-compliance may not even be aware that they are contradicting the Building Scheme, or that their neighbour may be justified in being unhappy.

### **Fortis Substation Expansion and Remodeling**

The TRCA has been working with Fortis over the past year with regards to the aesthetics or curb side appeal of the entrance to the substation. With the TRCA's input Fortis decided on a nice decorative wall which will include some native art. The entrance area will also be cleaned up and made more presentable. Fortis is on schedule to complete this project in 2022.

### **Bear Warning**

- Before hibernating, bears will be looking for ways to pack on the pounds until mid- to late-November- so be on the lookout!!
- Garbage containers are best kept in garage during this period- for the sake of the bear!! (as well as us)

### **Golf Club Concerns**

- The Golf Club has contacted us with their continued concerns that since the closure of the course for winter, some residents are ignoring the "No Trespass" signs and walking the course. They state that there is increased incidents of dog feces being left on the cart paths, owners allowing pets to roam off leash and in addition, residents have been using the practice greens (and someone has been playing golf on the 7th hole). All of this can damage the greens as they are frosted at this time!! The Club has informed the TRCA that in order to protect their property they reluctantly will be calling Bylaw Officials if they witness such incidents on their property over the winter.
- The TRCA is certain that that vast majority of TR residents understand and respect the Clubs concerns in these matters and that it seems a few recalcitrant people are forcing the Club into a more rigorous position that could impact community relations moving forward- let's hope not!!

### **And Finally.....**

Once again, we put out our annual appeal for dog owners to behave responsibly and please pick up after your pet. Nonetheless, every year it seems that for some reason a few wayward individuals just won't listen!! – Which to the rest of us demonstrates callous disrespect for neighbours and community.

*Your TRCA Board  
November 9, 2021*