



## TRCA Fall 2022 Newsletter

Greetings TR Homeowners & Residents!!

It's been a while since we last sent out a Newsletter to the Community updating you on various TRCA and neighbourhood related matters. So here goes....!

The TR community continues to grow in size with 318 homes presently occupied, with another 65 or so homes to be added within currently active Dilworth and Solstice phases. In addition, most of you are aware that ~192 additional homes are planned over the ensuing years as part of PLC's Uplands project.

We presently have 450 subscribers in our MailChimp data base which has been used to circulate ~30 communiques to date in 2022 on myriad topics of interest to the Community- some of which we address and update you on in this newsletter!

### **Clubhouse Amenities**

As you know, the TRCA is the registered owner of 27% of the Clubhouse and actively operates and manages the Fitness Centre and Homeowners Lounge. Both amenities are extensively used by TR residents with over 2872 bookings made for the gym and 221 reservations for the Lounge to date in 2022.

Users of these amenities are no doubt aware that the key fob and security systems for the building were upgraded in the spring of 2022. As part of that upgrade, we now have far better oversight of who and when residents are using fobs to enter and exit the building and its facilities. Additionally, the new system has allowed the TRCA to assume full responsibility for the fob system (previously administered by the Golf Club) which is the way it should be!!

On that note, we recently sent Homeowners an updated version of the Winter Rules for use of the Clubhouse Amenities which came into effect on October 24 upon the golf club initiating its winter siesta! A reminder that both entrance and exit to the building can only be made by fobbing **in and out** of the door adjacent to the Lounge. If you fail to use your fob to exit (by using the red emergency only exit button, for example) you will not be able to gain entrance to the building on your next visit- so be aware!! Any questions should be addressed to us at [trcacommittee@gmail.com](mailto:trcacommittee@gmail.com)

On a related note, we have been aware (and reminded by several Lounge users) that three of the chairs in the Lounge were in seriously rough shape and should be replaced. These three chairs have the legacy of being the only original items kept when the room was refurbished back in 2017 *via* the generous donation of furniture by former TR homeowners Mark and Susan Dollevoet (who own a couple of BRICK stores). After exhaustive and painstaking research, we have most recently found and purchased new replacement chairs which exactly match those donated by Mark and Susan!!

## **Social Initiatives**

The TRCA would like to extend its thanks and recognition to community members that have initiated community events and activities over the past year. The Christmas Carolling group kicked off the 2021 community spirit around the various neighbourhoods. Canada Day was also a huge success thanks to community volunteers.

It's also great to see the lounge used for so many different social activities – mahjong, poker, book clubs, baby showers, movie nights, happy hours, yoga, celebrations of life, etc. The creation of the community Facebook page is also applauded as a great way for members to communicate, interact, ask questions and get relevant updates on what's going on in the neighbourhood. Well done everyone!

## **Carrington Restaurant over the Winter**

We recently sent out a communique that the clubhouse restaurant will remain open Thursday, Friday and Saturday nights over the winter for, what is in fact, largely the use of TR homeowners and friends. Many of us have already availed ourselves to the new and improved upscale menu, and judging by the responses heard, including those posted on the TR Facebook page, the menu and service under the direction of the new Chef de Cuisine, Paul Swerbrick, is being widely applauded!!

## **Traffic Calming Measures on Tower Ranch Blvd (TRB)**

Over the last three or so years, the TRCA Board of Directors has been pursuing the City regarding the implementation of some physical traffic calming features along TRB. The City's Transportation Engineering Department's initial reaction to our request was that additional traffic calming was not warranted (they essentially dismissed our request without any real consideration). Based on their response, and undaunted, we contacted the City's Development Services Department. Unlike the City's Transportation Engineering staff, the Development Services staff gave us full consideration and made some commitments for the implementation of physical traffic calming measures along our main road. Their commitment included the installation of at least one raised crosswalk on the Boulevard – likely at the intersection of Tower Ranch Boulevard and Tallgrass Trail.

Unfortunately, there has been a change of managerial staff at the Development Services Department. The new Development Services manager looks to have pushed the request back to the Transportation Engineering folks. The opinion of the City's Transportation Engineering staff has not changed. The City has, it would seem, started a full back-pedal on their past commitments. As you can imagine, this is very frustrating for our Board of Directors and, we are sure for you as residents.

Construction of 192 new home in the Uplands subdivision will only make the TRB traffic (speeding) situation worse. Because of this, early this summer our Board President (Jon Durkin) went to City Council to speak at the Public Hearing for PLC's Uplands rezoning application. At the Public Hearing, City Council adopted a resolution which identified the need for City staff to examine the speeding situation and to determine some reasonable solutions for dealing with speeding traffic on TRB.

We do expect that some measures will be implemented on TRB as part of the Uplands development works but we do not know what these traffic calming works will entail nor when they will be implemented (we are not involved, nor are we able to be, in the development design process).

Our Board of Directors is currently regrouping and rethinking what our next steps should be. Construction season won't start until April, so we have some time to try and determine a suitable strategy moving forward. This is an initiative that we are not willing to give up on. We will keep our members updated as things progress.

## **Waterfall Project**

To those of you who are new to Tower Ranch, there used to be a waterfall where the entrance sign currently resides at the bottom of TRB. Sadly, the pumps that operated the waterfalls were stolen years ago and subsequently the entrance structure has historically been largely neglected.

Your board feels that the condition of the entrance is important to set the tone for the whole community. On this basis we started a restoration project by initially refurbishing and repositioning the TR sign, followed by restoring the lighting of the entrance feature (we still need to make some adjustments on the lighting to minimize the glare present as you approach the structure!!). The old pond, due to the glacial till at the bottom, continued to hold water and served as a mosquito breeding ground for years. We recently had a contractor remove material and level the base of the pond, followed by the filling of the pond with shot rock. Due to the lake behind the entrance, water will continue to seep but it is expected to stay below the level of the rocks. The final steps of the project call for the restoration of the south-east portion of the landscaping next spring.

We trust that you agree that completion of this beautification project constitutes a major improvement to our community's entrance way.

## **Snow clearing along TRB sidewalks**

As you may be aware, the sidewalk along the east side of TRB is heavily used by community members for exercise, dog walking, etc. throughout the year. We have annually faced the issue that a long stretch of sidewalk adjacent to the backyards of multiple homes along Split Rail are not routinely cleared of snow leaving a hazardous icefield for much of the winter. We are aware that in cases walkers circumvent this section of sidewalk by using the road which is a very dangerous situation given the traffic loads and speed of vehicles along TRB (as addressed above!)

We have reminded homeowners in the past (and do so again now!) that bylaws clearly state that they are individually responsible for clearing snow on all city sidewalks adjacent to their properties. That being said, compliance has been difficult and as such, in the name of safety, we have once again teamed up with the golf club (responsible for three sections of that sidewalk) to perform snow clearing operations along the entire length of the east sidewalk of TR Blvd from the Tower Ranch entrance to the Clubhouse. Notwithstanding, homeowners remain ultimately responsible for ensuring all sidewalks adjacent to their property are clear and safe for pedestrian traffic.

## **Special Thanks**

The TRCA would like to extend a special thanks to Silvano Vitro for volunteering his time when the website and gym booking system took a major crash earlier this year. His knowledge and insight quickly remedied the problem and got things back on track once he got involved. Thank you, Silvano!

On a similar theme, we wish to thank Craig and Maureen Fowler for once again taking the lead in decorating the Lounge for the Christmas season – the tree and accoutrements look great and add a much appreciated festive spirit to our lounge!!

**Well..that's about it for now!!**

**Our best wishes for a safe and enjoyable Holiday Season!!!**

*TRCA Board of Directors*

*Dec. 1, 2022*