



# CASA LOMA COMMUNITY ASSOCIATION

March 2015

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## Presidents Report



The end of 2014 brings an end to the first half of this decade. Now its 2015 and we are moving forward with a few challenges facing our community.

The Board of Directors (“BOD”) meets monthly and in addition to providing update communications on various community projects, we can update the membership on several new accomplishments and a few held over community projects from the prior BOD year.

The BOD has defined the membership and voting rules within the constitution. The membership is open to anyone who can show proof of a tie to the Casa Loma Community.

This is important as each individual who becomes a paid up member has a vote at the AGM. And, just to reconfirm (as in virtually all associations), one person can only have one membership. The BOD has put in the operating rules of the CLCA, that members must be 19 years of age, the same as the provincial age of majority.

Rules on Proxy votes have also been clarified in the operating procedure in the following ways; a) there has to be a specific person named to use the proxy vote and that person has to be in attendance at the AGM in order to cast the vote.

Just to make sure all members know that voting at the AGM is limited to selecting the incoming slate of directors who sit on the BOD for the next AGM year as well as any resolutions that may be on the Agenda of the AGM.

As all of you know the, ‘Ditches of Casa Loma’ are still with us. Two blocks of Campbell road which have ditches are slated to have the road redone again.

The District of West Kelowna (“DWK”) 2015/2016 budget approved the road upgrade in February 2015.

The tender for the ditches has been released and has been awarded to Associated Engineering.

The results of their initial work will be presented to the 21 home owners (who live next to the ditches) as a Local Service Area assessment even though the entire community will benefit from a better road and underground storm water collection system.

Another ongoing community issue concerns two of the four lake accesses to the Casa Loma beaches. As these accesses are on DWK property, there is an immediate need to restore the access beach at Campbell and Casa Loma and upgrade the lake access near the resort. Key in this is continued maintenance as well.

Another issue facing Casa Loma will be more new home construction. Within the guidelines of a community association it will serve us well to work with the DWK and developers to ensure the best positive results as a result of growth.

The CLCA will be looking at a number of online surveys to ensure that the community’s ideas are being put forth.

The remaining half decade will present a number of challenges for Casa Loma residents, but what would you expect, ‘living in the best place on earth’.

Joe Gluska  
**CLCA President**

[joe@casalomacommunity.com](mailto:joe@casalomacommunity.com)

## Featured article

*“Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world.”*

*- Franklin D. Roosevelt (1882-1945)*



### **REAL ESTATE UPDATE:**

As of March 13, 2015 we have 13 properties listed on the MLS® from Highway 97 (the North end of Campbell Road) to the South end of Benedick Road - and everything between Lake Okanagan and Casa Palmero Drive.

Two of these listings are for Lots priced at \$445,000 & \$1,299,000 with the latter being waterfront. Two others are for Strata properties on Casa Palmero listed for \$689,000 each.

The remaining nine listings are for single family homes ranging in price from \$499,900 to \$8,900,000 (the latter of which is a waterfront acreage).

Four of the 13 properties are listed for over \$1M and the others range from \$445,000 to \$878,000.

With only 13 listings in our direct area the inventory is quite low when compared with the 147 properties currently for sale in the greater area of Lakeview Heights our closest neighbouring community.

When we expand this to the entire Central Okanagan there are 2,916 current MLS® listings (residential, strata & lots) on the market.

The more telling data, as this would indicate actual market value, would be the recent MLS® SOLD properties.

We saw 17 sales in the Casa Loma area from January 1, 2014 to March 13, 2015 and these prices ranged from \$234,500 for a Lot on Casa Palmero to \$2,450,000 for a waterfront home on Casa Rio Drive.

14 of these sales were under the \$1M mark with the other three being \$1.475M, \$1.610M & \$2.45M respectively.

When we look at the general area of Lakeview Heights there were 291 overall sales in for the same timeframe.

In 2014 the Central Okanagan had 2,771 single family homes, 306 lots (including acreage lots), and 1,828 strata property sales.

When we compare this to 2013 we saw 2,408 single family homes, 267 lots, and 1,392 strata property sales. These are significant sales increases for all market segments and indications are that 2015 will remain strong.

The average home sale in the Central Okanagan is climbing above the \$465,000 mark and we saw a modest increase in prices in 2014 for the first time since reaching the peak of the market in the spring of 2008.

The 2015 forecast is for interest rates to remain low for most of the year but are forecast to rise in early 2016.

Even with current low oil prices we are expecting a busy year in our local market and with over 60% of actual buyers moving within the Central Okanagan our economy remains buoyant as localized purchasing is still our mainstay.

There is no question we are moving in to a more “balanced” marketplace and I see this as a good thing as high prices are not sustainable – and low prices affect us all and we don’t want to see further decreases in the value of our Homes & Assets.

*This real estate market update was provided by Tim Stanfield who, along with his wife Jayne lives in Casa Loma. Tim is a RE/MAX Realtor® since 2005 and a CLCA director since June 2014.*

Email [tim.stanfield@shaw.ca](mailto:tim.stanfield@shaw.ca)

## **Annual Easter Egg Hunt**

**Sunday, April 5, 2015 1PM.**

Shelley Lynn Mazur is once again organizing the annual Easter Egg Hunt. All participants are to meet at the Casa Loma “Dock” park on Casa Loma Road.

Any assistance in helping Shelley Lynn organize this event would be much appreciated. Call (250) 469-2822 if you

## CLCA Committees

In addition to the directors being involved in the director meetings and activities, the following five standing committees are here to serve the ongoing broader community involvement. Anyone with personal interest in any of these areas of concern to let us know your viewpoint and availability to help us out in these matters when more detailed input is required, such as community surveys.

- Communications Committee
- Fire, Safety & Traffic Committee
- Membership & Governance Committee
- Parks & Recreation Committee
- Water & Storm Management Committee

Volunteers who want to help in any of the above areas or volunteer potentials can let us now of their interests.

## Committee updates

### COMMUNICATIONS COMMITTEE

The Communications Committee is involved in a variety of incoming communications and also any external communications going to the membership, including this newsletter.

If you have items of interest that you would like to communicate with us, please email [casalomacommunityas-soc@gmail.com](mailto:casalomacommunityas-soc@gmail.com)

### FIRE, SAFETY & TRAFFIC COMMITTEE

#### Block Watch

The Fire, Safety & Traffic Committee is looking into the feasibility to create a Casa Loma Block Watch program .

#### Block Watch (BC) Purpose:



commitment to communities to build safer neighbourhoods by providing support, guidance, training and resource materials to develop and operate Block Watch programs.

If you want more information on Block Watch in BC, please click on [Block Watch](#)

## MEMBERSHIP & GOVERNANCE COMMITTEE

### CLCA Membership

According to the **CLCA Constitution, Part 2 – Membership**, any one can apply to be a Casa Loma Community member, and pay their annual \$10 membership fees to join.

This membership principal has been confirmed in our December 8, 2014 board meetings and we are now moving towards having as many people from the Casa Loma community that can a tie to the Casa Loma, be an individual, or family member.

One paid membership, one vote.

Those who apply for membership, or renew their membership annually, must be 19 years of age and show a tie to the Casa Loma Community, such as living or renting a home in the area, or if they own a home in the area and pay their annual membership dues, which is \$10 per year, per voting member can become a CLCA voting member.

### Traffic Calming Project

Thanks to all of the Casa Loma residents who attended the DWK December 10, 2014 Traffic Calming Open House and/or filled in the traffic calming survey.

At the meeting, DWK Engineering stated that 88% of the August 2014, Casa Loma area survey respondents believe that there is a speeding problem in our community (confirmed by traffic speed studies that showed that 85% of drivers enter Casa Loma at an average speed of 62 km/hour). Engineering presented options that could be implemented to address this problem.

The results of the survey confirmed that although 65% of Casa Loma residents want traffic calming measures, the support of the different measures was very divided. For this reason, Engineering recommended a phased approach to Council on March 10, 2015. Key initiatives included:

**Phase 1** - install a driver feedback sign just before the Casa Rio/ Casa Grande intersection, provide occasional enforcement, install painted centerlines and intersection stop bars.

**Phase 2** – provide ongoing monitoring post installment to gauge effectiveness, consider implementation of other measures i.e. speed cushions after 1 year of data collection

Council decided to defer ruling on this project until Engineering better defined where the traffic calming initiatives would be positioned and better defined the process for implementation of Phase 2 of this project. CLCA will continue to monitor any further developments in this project.

## PARKS & RECREATION COMMITTEE

### Annual Beach and Community Cleanup

On Saturday June 6, 2015 we once again hold our annual cleanup of those areas where the public has access. To make our area look as good as your own yard, we need volunteers to assist us in this worthwhile project. Just bring your tools that will be helpful for our clean up efforts.

Three different meetings places where we can meet at 9 AM onward are, 1. Casa Rio Park Beach, 2. Dock Beach, 3. At the start of the Kalamoior Park trail (Benedick Road entrance). Bring your gloves, rakes and clippers. For more information on this event call Shelley Lynn at (250) 469-2822.

## WATER & STORM MANAGEMENT COMMITTEE

### Ditches of Casa Loma project

DWK has awarded a tender to Associated Engineering for the analysis and design of the repairs to the Casa Loma Ditches. Once the work has assessed 50% of the requirements for the study, then DWK will organize a meeting for the residents directly affected by the ditches, and the possibility of the local service area impact.

### DWK Water Management Study

The DWK Storm Water Management and Lakeview Heights Storm Water Management Plan now includes Casa Loma as a participant in the process.

The management of water, and the overflow that comes from the Lakeview Heights area above us is important to Casa Loma Residents. We will keep you informed as to updates we receive.

## 2015 CLCA Key Dates to Remember

**Sunday, April 5, 2015     1 pm - 3 pm**  
**Easter Egg Hunt (by the Dock)**

**Saturday, June 6, 2015     9 am - 11 am**  
**Community cleanup day**

**Saturday, June 13, 2015**  
**Garage Sale             8 am - 1 pm**  
**Annual Picnic         12 Noon - 2 pm**  
**CLCA AGM             2 pm - 3:30 pm**

## Sign up for DWK email

The CLCA will continue to provide you with DWK announcements that directly impact Casa Loma residents such as the Traffic Calming Open Houses.

We can not, however, keep you up to date on all announcements and actions that are undertaken by DWK special events such Remembrance Day services, timing of other Open Houses (City Hall plans) or survey requests (Carriage House).

As well we do not provide updates on everything that is on DWK Council's Agenda at upcoming Council Meetings. For these reasons, we recommend that you sign up for email from DWK so that you can keep up to speed on all that is happening in DWK.

Just go to [DWK's website](#) and click on the "Notify Me" button. Enter your email address and sign up for the sections you want under the "Notify Me" and "Agenda Centre" section.

Within a few minutes you will get a confirmation email from [listserv@civicplus.com](mailto:listserv@civicplus.com). Please remember to set your spam blocker to allow for mail from [listserv@civicplus.com](mailto:listserv@civicplus.com)

## CLCA Directors

In Alphabetical order the following directors elected for the CLCA 2014-2015 AGM year are;

1. Joe Gluska (President)                     250-808-2049  
[joe@casalomacommunity.com](mailto:joe@casalomacommunity.com)
2. Al Hildebrandt (Sec/Treasurer)         250-878-9100  
[al@casalomacommunity.com](mailto:al@casalomacommunity.com)
3. Shelley Lynn Mazur (Vice President)     250-469-2822
4. Heather Schaub (Director)                 250-769-4630  
[casalomacommunityassoc@gmail.com](mailto:casalomacommunityassoc@gmail.com)
5. Gisela Scholze (Director)
6. Janice Spencer (Director)
7. Tim Stanfield (Director)                     250-808-4846  
[tim.stanfield@shaw.ca](mailto:tim.stanfield@shaw.ca)
8. Rodney Wright (Director)                 250-545-6766