

Landowners Update – July 2013

From the Board

As part of its commitment to involve the community more in decision making, the Board has re-established three standing committees for another year. The Terms of Reference for the Committees have been slightly revised and can be found on the UBID website at www.union-bay.ca. These Committees are designed to strengthen the Board and to provide opportunities for community participation. The Board is pleased to welcome the following community volunteers to assist in this important work. The public is welcome to attend.

Finance and Capital Planning – Chair – Bruce Livesey



Community participants June Haner and Vere Shute are welcomed, with two vacant positions remaining if anyone is interested in volunteering on this committee. The primary focus of the committee this year will be to participate in budget preparation and to review a number of charges and fees including water tolls, parcel taxes, and capital expenditure charges.

Public Works – Co-Chairs – Alan Webb and Bruce Livesey



Community participants Bill Ellis, Jeanne MacGrotty, Tom Dereniwski and Bob Ell are welcomed to this committee. Goals for this year are quite ambitious and include assisting with oversight of the KIP water treatment installation, working with VIHA and completing a public works capital plan.

Fire/Rescue – Chair – Anne Alcock



Community participants Eugene Hrushowy, Joe Lidster, John Whitman and Bob Ell, along with volunteer firefighter representatives Joost Buijs and Susan Hargreaves are welcomed to the committee. This year's goal is to establish and begin addressing an implementation plan for the fire review recommendations.

Trustee Marie Gaudreau will attend committee meetings as a member-at-large to get her feet wet.



Vintage 1918 Union Bay Fire Truck in the Cumberland Empire Days Parade (May 2013)

Rationalizing Resources and Risk – Fire Services Recommendations Approved

At the May and June Board meetings the Trustees addressed the recommendations of the Fire Rescue Services Review Report and approved all of the recommendations. Key recommendations and subsequent action will guide the planning for fire department capital works. They are:

1. Construction of a building to accommodate a fire service with 30 members, two fire trucks and up to 2 first responder vehicles, the UBID administration and the Public Works department in about 7 years' time.
2. Through an increase in capital fund contributions over the next several years, the Board will not ask the landowners to approve a loan until approximately half of the cost is saved.

To see the entire report, please visit our website at www.union-bay.ca and click on the link.

Category 2 Open Fire Ban Now in Effect

Effective noon on Monday, June 24th, 2013, the BC Wildfire Management Branch instituted a Category 2 open fire ban, prohibited in most of the Coastal Fire Centre, to help prevent human-caused wildfires and to protect the public. This prohibition will remain in effect until October 15th, 2013 or until the public is otherwise notified.



This ban applies to burning of any material, piled or un-piled, smaller than 2 metres in height and 3 metres in width, including burning barrels, the burning of stubble or grass over an area less than 2,000 square metres and the use of fireworks, sky lanterns or burning barrels. The ban does not prohibit campfires that are a ½ metre high by a ½ metre wide or smaller (19" x 19"), or apply to cooking stoves that use gas, propane or briquettes. For the most up to date information go to <http://bcwildfire.ca/hprScripts/WildfireNews/Bans.asp> or the UBID website at www.union-bay.ca.

Bits and Pieces



Late last year the finance committee asked the Administrator to review the communications budget to determine whether cost savings could be achieved. A thorough review of our landline telephones, cellular devices and internet service has resulted in significant changes. As a result the projected net cost savings is a 33% reduction or close to \$5,000 per year.



The Union Bay Credit Union vacated their leased space in the UBID building at the end of June. This means a rental revenue loss of \$6,000 for this year. Until the status of the school property is determined, the Board cannot look for new tenants.



School District #71 and Margot Rutherford have now responded to UBID's Notice of Civil Claim regarding the old school property. The parties are currently exchanging all required documentation and we expect the Discovery phase of this process to take place in the fall. As court time often takes several months to schedule in advance, any potential next steps are not expected prior to early 2014.

KIP Update

In follow up to a concern raised at the April Board meeting regarding a potential delay in the implementation of the UBID-KIP Water Infrastructure Agreement (WIA), the Board has had a couple of meetings with Brian McMahon and clarified the situation as follows:

1. The KIP property consists of a single parcel of land, created through a series of consolidations, and thus the entire property is impacted by negotiations between the Province, West Fraser Timber, and KIP about which party or parties will be responsible “in-perpetuity” for the future costs of remediating the coal hills. Until the issues of remediation and responsibility for the coal hills are resolved, the KIP wastewater treatment plan will not be approved. The recent provincial election did impact and delay these negotiations however they have now resumed and we are hopeful this issue can be resolved before too long.
2. Once its wastewater treatment plan is approved, KIP must apply to the CVRD for a building permit and steps can then be taken toward building the sewage treatment plant and the water treatment/filtration system.
3. UBID must review the water treatment and filtration system design specifications and our engineers must give a formal approval before the plant can be built.

The Board has discussed with Mr. McMahon its concerns regarding the timing UBID is facing regarding VIHA’s mandate that we comply with their 4-3-2-1-0 requirements no later than December 31st, 2015. If we are not 100% confident that suitable water treatment can be in place within this timeframe, we will need to apply for a water filtration deferral under our existing water license prior to November 1st, 2013. Work on such an application would need to begin this summer. As a result, the Board requested that KIP provide specific detailed information on or before June 30th, 2013. However, as these details have yet to be provided, preparations will begin on a deferral application.



On June 6th the Fire Rescue Service responded to a fire on David Street. The home was destroyed in the fire.



Water Usage Cost Cutting Tips

With the heat of summer approaching now is the time to think about ways to create a healthy, attractive landscape and one that saves water to boot. The way you maintain your landscaping can have a tremendous impact on your overall water use. The good news is that most of the recommendations below actually represent a lot less work for you!

Check Irrigation Systems – Periodically inspect for clogged drip emitters and leaks. For sprinklers, check to make sure your mower hasn't damaged spray heads and that they are directed properly. Check that spray heads aren't blocked by grass or encroaching shrubs. If you decide it's time to replace sprinkler heads, consider using 'rotating stream sprinkler heads' which apply water much more efficiently and are particularly good for slopes to reduce runoff.



Adjust Watering Schedules - Early morning is generally a better time to water rather than dusk since it helps prevent the growth of fungus. Early watering, and late watering, also reduce water loss to evaporation. Watering early in the day is also the best defense against slugs and other garden pests. Try not to water when it's windy - wind can blow sprinklers off target and speed evaporation.

Remove Weeds – Weeds are thieves! They steal nutrients and water from your landscape plants. Remove the weeds by hand (with or without tools) or check with your local nursery for safe weed sprays. Start when weeds are young and they'll be easier to control and won't go to seed (producing more thieves).

Fertilize Sparingly – Fertilizing encourages plant growth and that requires more water. Follow product label recommendations to fertilize fruit trees, or other food plants. Native plants usually do not require fertilizers and generally grow better without them. Sheared shrubs might be more whimsical, but they use more water!

Properly Prune Plants – Prune plants only when necessary. Improper pruning removes the branches and leaves that provide cooling shade for the trunk and roots. Pruning also causes a flush of new growth that requires a lot of water to emerge. Open wounds allow for greater water loss from the plant to evaporation.

Mulch Plant Roots – Replenish organic mulches (bark or compost) around your plants each year to improve soil, reduce moisture loss and to keep roots cool during the summer months. Organic mulches will hold in 15% more moisture than inorganic or granite mulches. Keep mulch away from the plants trunk or main stem and cover with granite if you prefer. The best mulch is the litter from the plant itself. By keeping stems and branches close to the ground you'll be shading the roots and be less tempted to rake up the beneficial plant litter!

Also be aware that Stage 1 water use restrictions came into effect on May 1st and remain in place until September 30th (Bylaw No. 194, 2005). Properties with even numbered addresses may water on even numbered days, with odd numbered addresses able to water on odd numbered days.

Information Sharing with Landowners



For the past two years UBID has focused on making the bi-monthly Landowners Update more informative and interesting. As well efforts over the past several months have been aimed at updating and improving the UBID website. These public communication activities are intended to provide timely and useful information in the hopes of encouraging increased public awareness and participation. We encourage you to visit our website at www.union-bay.ca to check out these changes which include:



- Incorporating the Fire Rescue Services website into the UBID website;
- Posting more comprehensive minutes of Board meetings to include committee reports; and
- Posting the draft Board Meeting agendas ahead of each regular meeting.

We would now like to hear from you regarding the Landowners Update and the website. Please take a few moments to complete the following survey and return it to the UBID office.

1. Do you read the bi-monthly Landowners Update? (Please circle one of the below responses)

Always Often Sometimes Never

2. If you read the Update, what do you like best about it?

3. If you read the Update, what do you like least about it?

4. Is there other or different information that should be in the Update?

5. Do you refer to the UBID website? (Please circle one of the below responses)

Always Often Sometimes Never

6. If you check the website, what do you like best about it?

7. If you check the website, what do you like least about it?

8. Is there other or different information that should be on the website?

Thank you for sharing your opinion.