



Special Interest Articles:

- Read about the proposed fence painting.
- Read About the proposed Maintenance of City Parks..
- Find out about PayPal.

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President's Message

There were some difficult times in the spring getting some momentum going and the new board getting their fingers wrapped around some of the outstanding issues. I think finally we have a good idea of future and feasible objectives. This newsletter will tell you about the major initiatives.

Due to a couple of members leaving the board in June there were some gaps in the organization and the rest of the board have actually become very enthusiastic about their assigned roles. At the July 19th meeting I was voted in, in accordance with the By-Laws, as the President.

The only other position that the By-Laws require is that of Treasurer and the board appointed Bartek Jankowski to fulfill this Role. This is pretty much the role he has

been in, unofficially, for many years being the longest serving member of the current board. Heather Ogden is the Landscape Contract Liaison board member. Debbie Fedun and Shane Adam are board "members at large" but do more than their fair share of the work of the board and are always full of good ideas.

I will only be President until the next AGM then the election process starts all over again. I'm pretty excited with what the board has achieved in just the last few months so there are a few more months to build that momentum to keep us going into the next session.

I want to take this opportunity to thank the other board members, Bartek, Heather, Debbie and Shane, for their

efforts and vision. You are all volunteers with full time jobs and family demands and I want to encourage you to keep on giving.

I also want to thank Tim Lafferty for the efforts he put in over the past few years, and Gary Wagner for the help he gave us in the first half of this year.

I want to encourage our residents to come out for the Annual General Meeting. While you are there every volunteer will be welcome for next year's board.

Please come and help us debate whether to **take on all the Cascades City Parks** and whether we need to **increase the annual dues** to pay for that. See the article later in this edition.

Thank you all,
Brian Pearson

Annual General Meeting on 28th September at the Royal Oak Victory Church, starting at 7p.m.

Agenda Items will *include*:

Fence Painting,

Care of All Cascades Parks.

Director Reports on Activities this Year.



"...wear out is mostly due to silt and leaves in the water, though the occasional vandalism dousing with dish detergent probably didn't help."

CRORA Board Looking Into Contracting for Fence Painting

It's a fact that all "community" fences were built by the developers on the owner's property and therefore the property owners are responsible for the painting and upkeep of their fences. Many fences border a main road and many residents are unable to easily see the condition of fences. Other fences are simply "out of sight and out of mind" if the resident doesn't walk that way.

As a means of maintaining the look of the community the CRORA Board has

measured and graded the fences that are in need of painting and repairing, such that we can get a number of quotations to assess the cost of painting and small repairs. The minimum standard for number of comparative quotations is three. This also requires the CRORA board obtain a signed waiver and permission from each property resident with such fences to permit the selected contractor to paint their fences.

It is noted that the City of

Calgary has the same problem in many older communities, and without extensive court cases seems to also be powerless to influence property owners to paint. The City does not pursue this problem very vigorously and we believe this is because the use of tax dollars in court cases is extensive and open to argument.

This initiative will take some time for quotations so we are not certain this can be done this year.

Cascade Waterfall Woes.

This spring the landscape contractor, Green Acres, who maintains the Cascade for us, discovered that the two pumps that drive the waterfall were worn out and unable to pump. This wear out is mostly due to silt and leaves in the water, though the occasional vandalism dousing with dish

detergent probably didn't help.

The board authorized Green Acres to purchase 5 new pumps, each smaller than the original two such that two will run at a time and two in standby. The 5th pump is a spare.

The board also asked

Green Acres to look at better ways to filter the water that flows into the pump house (the tower) and then into the pumps.

Rather later than usually planned the waterfall was started by the 18th July. We are hoping this will not be a probable again for several years.

Waterfall Vandalized



As you can see from the photograph attached the Waterfall gets vandalized frequently.

Perhaps this is great fun for whoever is doing it but the damage caused and the impact on the environment is of great concern.

We found an empty gallon jug of Palmolive soap nearby, so someone goes to an awful lot of

trouble to buy that and dump it into the waterfall.

Perhaps its best to leave the waterfall turned off unless we can find a way to stop this.

Installation of Security cameras is one idea, but that could get expensive.

Cascade Tower Lighting Problems

When the community first started being developed fully the Tower had a light output giving it an attractive entrance light feature. After glass being broken by vandalism forced the CRORA board to install plexi-glass the light output was very much reduced.

In the last year or so we

have been considering adding more lights inside, and in the last couple of months we have been trying to get quotes for this and to replace lighting that used to illuminate the waterfall itself.

Getting the quotes has proven very difficult, with contractors we have contacted not responding

at all.

The same problem was experienced in getting quotes to fix some of the electrical systems in ground lighting and ground power receptacles in the Cascade area. This is still in pursuit. We need help to get these quotes and manage the repairs.



THE TOWER.

History of the Cascades Residents Association

The residents association was established in 1999 by Prestwick Developments Corporation. Initially the board members were Prestwick personnel until sufficient volunteer resident board members were able to take over the running of the association. The Board was eventually taken over by Carma circa 2004 and by a resident volunteer board in 2006. There have been a number of volunteer board members starting with residents on Royal Oak Point, where some of the first homes in Cascades were built.

The CRORA association is registered under the Companies Act as a non-profit organization and the Articles of Association,

referred to by some as the Association By-Laws, were drawn up at the time of registration and files with the Corporate Registries Office in Edmonton. These Articles of Association are largely based on the Companies Act regulations and, in fact, very much resemble the By-Laws of many Community Associations in the City.

The By-Laws were distributed to every new purchase resident, embedded in a booklet that every new purchaser had to sign and receive on closing of their purchase.

There were several small areas of land set aside by Prestwick to be owned by CRORA. These areas are defined in the same

booklet. The areas are the Royal Oak Point Park, the area surrounding the waterfall at the west entrance, the landscaped area north from the waterfall to the boundary of the condominiums, and the area across from the waterfall overlooking the pond on the south side of Royal Oak Way.

We are responsible for the maintenance of all of these areas, and we contract with a Landscape care company to do this. All other park areas belong to the City Parks Department and the boulevard areas belong to the City Roads Department. There will be more on Parks in another article in this edition.

“The CRORA association is registered under the Companies Act as a non-profit organization.”

Landscape Contract Status



The Board of Directors did a tender process last year for the Landscape Care contract and reviewed five bids. Green Acres was selected at that time based on reasonable price and the dependable services they provided in the past.

The Landscape contract for this year was signed by the 29th June, albeit much later than the start of the maintenance season. There had been

difficulties in getting the softcopy contract from a crashed hard-drive and then delay getting a response for Green Acres to sign their contract. All is well and they are doing the maintenance, as well as doing a great job of getting the waterfall pumps installed.

Landscape Contract Director, Heather Ogden, has done several “walk-about” with the contractor to point out where they

need to pay more attention. Thanks Heather.

The Board is currently mulling over what different to do in the contract next year. The current contractor would like it to be a three year contract but there may big changes coming. For an explanation of this see the article called “Care of City Parks”.

Care of City Parks



In July the Board asked the Parks representative for the North West to come and do a walk-about of the City Parks in Cascades so that we could ask questions about what we can and cannot do with the parks to improve their care.

The short answer was pretty much at this moment in time “nothing other than call 311”. What actually developed from the conversation was that there is a real possibility that we could take over

the parks in the Cascades boundaries.....if we are willing to sign long term agreements, contract out to get the work done, and, of course, pay the price of the level of care we would want, provided it is never below the standard that Park apply currently. (You might think it would be impossible to get lower).

At the General Meeting of the Board on the 19th July another Parks representative came along to explain the rules and regulations and how the process works. Brian Pearson had experience of this process, before it was blessed by Council, while President of the Citadel Community Association.

On the up-side the cost of care that the Parks Department would

normally pay would be refunded to Cascades, less a standard handling fee. We have asked for details of what this amount would be so that we can estimate the cost of bring the care of the parks up to “Grade A” from “Grade C”. When we have this, we then need to assess the feasibility of paying this cost from the current income of the residents’ annual dues.

We may also need to assess if an increase in our annual dues is feasible to cover any extra cost. The annual dues have never increased since the birth of the association. One thing is for sure. We need a few more volunteers to stick handle this initiative. Please consider this.

“...we then need to assess the feasibility of paying this cost from the current income of the residents’ annual dues.”

Off Leash Dog Walking Area Proposed

The Board heard from the City Parks Department representative that there will be some open houses in the fall, run by Parks, to discuss their proposal to make the big pond park in

Cascades into an off leash area.

This is a Parks initiative though suggestions would have been requested from the community.

The Community Association will be more in tune with this so keep an eye on their website. If we hear dates we will also post those on the CRORA website.



Pond



PayPal Available on the CRORA Website

Ever put off paying a bill because you are out of envelopes and stamps. We have the solution. There was a very useful function added to the website earlier in the year.

We have arranged to have PayPal connected to the CRORA website such that you may pay your annual dues online. This is a much more convenient method of paying and quite a number of people have used it already.

Go to the CRORA website at <http://cascadesroyaloak.camp7.org>.

You must first of all complete the application using the "Resident Website Application" tab to become a "member" of the website. Confidentiality is guaranteed.

Once you have logged on as a member the first page you see should have the PayPal logo on it which is your link to using PayPal for your annual dues.

If for some reason this does not appear you may have been taken directly to the Home page where you will see a new tab called "Member Only". Click on this to find PayPal.

"...you may pay your annual dues online"

Planters and Flowers

Did you notice the Planters placed at strategic points in our community. They are not as large as those seen in Hawkwood but we don't actually own the areas where we have placed these.

Actually the initiative was our Landscape Contractor, Green Acres, who also placed and planted these. They liven up the areas quite a bit (especially parks in the care of the city). These will be put out and re-planted every spring. We could add more.



CRORA

Contact CRORA
through
Small Business
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Fax: 403-257-6258

E-MAIL:**Preferred Method:**

Register with the
website and e-mail /
message from the
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Alternate Method:

[crora@smallbusiness
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We're on the Web!

See us at:

**cascadesroyaloak.com
p7.org**

THE CASCADE**Ideas for Future Initiatives?**

The Board has some ideas for future projects such as:

Tennis Courts – we have no land for this but maybe could support the Community Association if they are interested in this as part of their rink development.

Upgrades to Playground Equipment – replace some of the wooden ones.

Gazebo – as a picnic area, for example in the big pond park

Stampede Breakfast

Family Fun Days

Barbecues in the park

Entrance feature east end

We would be very much interested in hearing any other ideas our

Playground Donation

This year the Board of Directors voted on making a donation to the playground that is being planned for the new school. We initially decided on a \$5,000 donation but at a later meeting voted to increase this to \$10,000.

Since many of our resident's children will take advantage of the playground we believe this is a good use of our resources.

Call For Volunteers

At the Annual General Meeting we will be calling for volunteers to join the board.

We have posted volunteer director role descriptions for the major roles on the website cascadesroyaloak.camp7.org under the tab called "Our Board of Directors".

Of course there is plenty of room for volunteers who want to offer only a small amount of their time on a special project or initiative.

We are permitted up to 15 directors but we may not have less than 3, which has been a challenge to maintain over the last few years.

If you have ideas you want to foster please consider joining the board and help us make decisions on other matters.

We believe strongly in the philosophy of Volunteer Calgary that leadership and governance provided to volunteers, by volunteers, should be with a spirit of thankfulness. Every small amount of volunteer time away from your loved ones will be gratefully and graciously accepted.

Please join us and meet some new friends