



## Highlights

- Whatever happened to the commercial development proposal at Hwy 10 & 128St?
- Interested in a nature and outdoor games park?

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## Membership Fees Due

## Remittance Form on pg 8

### WEBSITE

[www.panoramaridge.org](http://www.panoramaridge.org)

Contact us by EMAIL: [panoramaridge@shaw.ca](mailto:panoramaridge@shaw.ca)

# President's Message

**Happy Autumn!** Thank you to all who attended the Annual General Meeting on April 23, 2008 and participated in the election of your Board of Directors.

I wish to publicly welcome our two newest Board members: Bob Dhaliwal and Travis Endersby who filled vacancies left by Emma Pedersen and Kelly Bigelow.

Topics of discussion at the AGM included: Blueberry field cannons, vacant and boarded up houses, security patrols, ditches at 125A Street, connected walking paths and the New McLellan/56<sup>th</sup> Ave sidewalk. **Read this newsletter and learn about these stories and more!!!!!!**

2008 has been another busy year for your Directors. On reflection, I am happy to report that the City has not heard from the developer who proposed a commercial development at the corner of 128 Street and Hwy 10 in 2007. Your voice does make a difference. While

this may not be the end of it, for now, no news is good news. We will remain diligent about preventing this and other applications of this nature.

Earlier this year, the issue of increased aircraft noise was raised. We asked to hear your concerns and received about 30 replies. 6 residents indicated they were very negatively affected, while the remainder felt it was tolerable or preferred to focus on train noise.

The enjoyment of our neighbourhood remains an important issue to us all. We will continue to monitor the aircraft issue but will not actively pursue the matter at this time.

### Looking forward to 2009

At a time of global economic crises and budgetary pressures on City spending, when will our parks be ready for use?

The City had no foreseeable plans for any trail development in **Colebrook Park**, (located just west of King George Highway), thus rendering it unusable for some time to come.

A private operator has approached the City and requested the use of a small portion within the park boundaries.

Located at the east end near King George Highway, the proposal involves a nature and outdoor games park. The equipment is designed not to damage trees or underbrush. Participants will climb, use hang bridges and zip lines.

Over the next few months the City will host an open house to provide further details. The immediate benefit will include the "kick start" of trails for access to the facility. Additional improvements include washrooms and the possibility of a trail from east to west.

On behalf of your Board of Directors, thank you for your continued support and interest in your community association. Please send your comments and questions to our above email.

*Arnie van Hattem  
President*




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## *Welcome to Panorama Ridge*

## Welcome Your Neighbours to the Ridge

If you've noticed new residents to the Ridge, we'd like your help to make these new folks feel welcome.

Did you know that the Welcoming Committee will be happy to provide new neighbours with a

Welcome Package. It includes information on local services, schools, churches, parks etc. It also includes offers from local businesses and a seasonal surprise, all packaged in a friendly reusable

cloth shopping bag.

Please send details to Joan Mayhew at [panoramaridge@shaw.ca](mailto:panoramaridge@shaw.ca) or phone

604-597-5002

## What's New at School?

A number of residents have commented on the sudden appearance of portable classrooms on the playing field of Colebrook Elementary School.

Is attendance growing at a rate exceeding the school's capacity?

No, attendance is actually declining. The

school is undergoing seismic upgrading, so the students are using 4 portable classrooms while the work is being performed.

## Things That Go BOOM

Have you noticed an increase in cannon noise along Colebrook Road?

More blueberry farms mean more cannon noise and predator abatement.

There are many types of scare devices available to farmers. Some are less noise intrusive than others. What can we do about the noise?

Blueberry Farmers are regulated under provincial statute.

City by-laws can only respond to complaints where cannons are used outside the provisions of provincial regulations.

You can learn more about these regulations and get more information by visiting [www.banthe cannons.com](http://www.banthe cannons.com)

Often these cannons can be a nuisance to our neighbourhood. We'd like to hear your comments and welcome your feedback.



### **COLEBROOK ELEMENTARY SCHOOL FACTS**

**242 Students**

**25 Kindergarten**

**31 Late French  
emersion**

## Neighbourhood Growth Slowing on the Ridge

Slowing real estate market activity over the past few months means fewer development proposals on the Ridge. The City also notes a slowing of new applications in general.

That said, here's an update of the work in progress on the Ridge.

The 3 acre development at **5543 123 St** is moving forward as three, 1 acre lots. In the past, there have been a number of attempts to subdivide this property into 6, or more recently, 5 lot parcels.

The WPRRA has appeared at City Council on a number of occasions regarding this property.

The property at **12629 54 Ave** will soon be subdivided into 4 lots. The WPRRA was very involved with the residents living on this street and the street to the north to arrive at a layout that minimized the impacts to the neighbours while preserving as many trees as possible.

There is proposal to pan-handle a lot at **10521 53<sup>rd</sup> Ave**. Initial reaction from residents on this street has been negative. Your community association is working with the City and the residents to further discuss the proposals and the alternatives.

Neighbours were relieved to see the house on the triangular property at **Station Rd and 125A St** recently demolished.

In the past 6 months, it was the subject of a police raid and constant presence of suspicious looking individuals.

The parcel is slated for a 3 lot subdivision with the north corner being used to create a traffic circle to better manage traffic flow. The hope is to reduce congestion around the school.

With the house removed, we'll see how quickly the development proceeds.



Future traffic circle at Station Rd and 125A St

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### QUICK FACT

McLellan Road is the original name for the road that ran east from King George Hwy to the Serpentine River then northeast to Surrey Centre and connected with Fraser Hwy. It was named after the contractor, A.J McLellan, who built the road during 1875-1876.

## House Prices Down 10-15% on the Ridge

Local realtors report that sales, house prices and listings have all declined in Panorama Ridge.

In the last 3 months, only 6-8 homes sold on the Ridge.

Price declines are down 10-15% from peak levels.

In contrast, home prices

went up nearly 100% from 2004 to 2007, so prices are still up significantly compared to 2004.

An older home on a half acre lot, typically purchased for lot value, recently sold for \$525,000 on the Ridge. A significant decline compared to previous sales of similar properties.

Listings have dropped nearly 25% as buyers are taking their houses off the market.

Although the Ridge market is down, this decline is on a par with the rest of the lower mainland market.

**Be vigilant!**

**Report ALL  
nuisance activity to  
the non-emergency  
RCMP number at  
(604-599-0502)**



## Ridge Residents Fight Back!

Our experience of reporting non-emergency nuisance activity has not historically yielded good results.

A group of frustrated local residents recently fought back to regain their normally quiet neighbourhood.

Tired of nuisance loiterers who parked their cars to drink, use drugs and leave garbage, this group took action. With the aide of the Surrey RCMP, they stepped up neighborhood vigilance by reporting **ALL**

nuisance activity to the **non-emergency number (604 599 0502)**.

Increased call frequency led to increased police response with both undercover and marked cars. In this case, their response has been excellent and timely.

The result has meant increased patrols in the affected area and the Ridge in general and no more loiterers. Kudos to the RCMP!

Be persistent. This is proof that your diligence in **reporting, reporting and reporting**, can work.

The RMCP encourage residents to report suspicious activity to their non-emergency number.

In the case of an emergency, always call **911**.

Be aware of what is occurring near your home. Block watch is always an excellent place to start!

## Out and About in Panorama Ridge

### WEST PANORAMA RIDGE CLASSICAL MUSIC SOCIETY

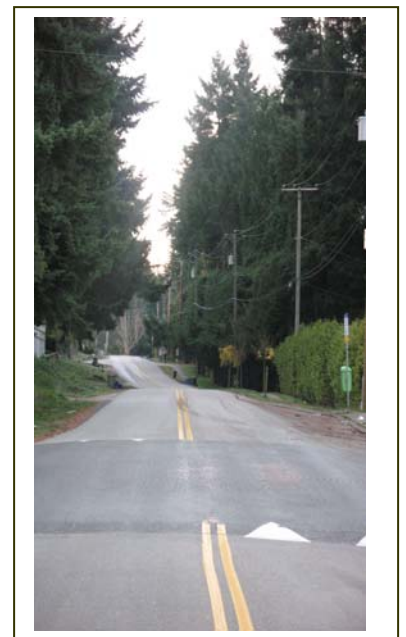
Mark your 2009 calendars to attend the upcoming Chamber Music Concert featuring members of The National Radio Orchestra (Formerly The CBC Radio Orchestra)

The concert will be held on Saturday, **Feb 28, 2009** at St Michael's Anglican Church. Tickets are \$18 and include an art show and refreshments. Please visit [www.wprcms.com](http://www.wprcms.com) for details and tickets.

### GREENWAYS

At a member's request, we explored the possibility of linking together existing greenways that wind their way through sections of the Ridge located north of New McLellan Rd between 120 St and 128 St.

While desirable, connection of the existing greenways is not possible as the property required to make the connection, in all cases, runs through existing private properties.





## Highway 10 Project

For the past five years, residents of West Panorama Ridge have been adjusting to the changes brought about by the expansion of Highway 10.

To mitigate the impact of road closures and general traffic pattern changes, our community has received the attention and assistance of many officials.

We'd like to extend our appreciation to the following people:

**Mr. Alex Izett**, Project Manager of the Hwy 10 project team,

**Ms. Lea Anne Sexton**, liason person with Context Research,

**Mr. David Wood** and **Mr. Ian Fisher**, Ministry of Transportation (BIP),

**Mr. Sukh Dhaliwal**, Member of Parliament,

**Mr. Kevin Falcon**, Minister of Transportation and

**Mr. Ken Zondervan**, City of Surrey, Traffic Dept. who has been directly involved in solving many problems along the way.

To all of you, the West Panorama Ridge Ratepayers Association wishes to express our sincere thanks.



**The following letter was received from Mr. Alex Izett the Hwy 10 Project Manager expressing appreciation for the efforts of the WPRRA to bring the highway project to a successful conclusion.**

*On September 10, 2003 the Highway 10 project team met for the first time with local West Panorama Ridge Ratepayer Association members Bob Campbell, Arnie van Hattem and Sandra Walters at a project open house. Since that time there have been subsequent meetings between the Association Executive and Project staff at the home of Arnie van Hattem to discuss the issues and opportunities that the Project brought to the community. In addition, there have been successful Association meetings over the past four years that provided the Project the opportunity to maintain contact with the community, to learn of its concerns and to provide regular updates. One example of our successful collaborative, community working meetings was held in January 2004. Residents between 132<sup>nd</sup> Street and 135<sup>th</sup> Street were invited to a workshop to discuss and choose their preferred option in dealing with their streets' access to the Highway. Unanimously it was decided that the streets would be closed which is the situation that exists today.*

*The commitment to cordial dialogue as displayed by Bob Campbell, Arnie van Hattem, Sandra Walters, Susan Williams and Hilda Strauss have enabled the Project staff to address concerns in a timely and efficient manner. The Project truly benefited from and appreciated the organization of the West Panorama Ridge residents. The Highway 10 Project team gives special thanks to Arnie and Hilda for their ongoing work in communicating and addressing their neighbours concerns with our project staff.*

*As we write this, the Project nears completion. Effective December 1st 2008 the project e-mail address and information line will be discontinued. Any future concerns and comments regarding Highway 10 should be directed to the British Columbia Ministry of Transportation and Infrastructure's District office in New Westminster. They can be reached at (604) 660-8300 or by mail at LOWER MAINLAND DISTRICT Office, British Columbia Ministry of Transportation and Infrastructure, 200-1065 Columbia Street, New Westminster, V3M 6H7.*

## Colebrook United Church

Rev. Randy Antle was recently welcomed as the new interim minister and has invited all to attend Sunday worship or Sunday school @10:30am.

### **Church events:**

**Nov 21 Bridge Social**  
11:30am to 3:30pm. A delicious lunch and door prizes included for \$12. Sign up with a partner and call Aileen @604-596-4523 by Nov 18.

**Nov 29 Christmas Craft Fair** features crafts, food and fashion on Saturday between 8am to 4pm.

### **Ongoing Activities**

**Take-A-Break** for parents and tots. Every 2<sup>nd</sup> and 4<sup>th</sup> Wed. of every month at 9:30am

**Yoga** on Mon@9:30am and Thurs@3:30pm  
Call 604-596-2412

**Tai Chi** Tues@6:30pm  
Call 604-507-0700

**Pickelball**, alternate Thurs@7pm

**Jr Youth Group** (grade 4-7)alternate Thurs@6pm

**Sr Youth Group** (grade 8-12)alternate Thurs@7:30pm

Celebrate **Christmas**-watch for church signs and service times.



Colebrook United Church

## Revised Constitution & Bylaws

### Now posted on our Website

Over the past year, the Board of Directors has undertaken a comprehensive review of the Constitution & Bylaws of the WPRRA. The result is an updated, consolidated version incorporating relevant sections of the Society Act of BC; amendments adopted at our previous AGM's; and some proposed new amendments.

A **DRAFT** of the revised Constitution and Bylaws was approved by the Board of Directors on Nov. 13, 2008, and will be presented for adoption at the Annual General Meeting in the spring of 2009.

In the meantime, all members are invited to review the recommended revisions on our **Website** now, and prepare to vote for their adoption at our next AGM. [ [www.panoramaridge.org](http://www.panoramaridge.org) ]

If you have any questions or comments concerning the proposed revisions (or you wish to receive a printed copy because you do not have access to the Web), please contact any member of the Board or John Poley, Chair of the Constitution & Bylaws Committee.

## About our Organization...

The purpose of the West Panorama Ridge Ratepayers Association is to promote and assure the well being of the residents of the West Panorama Ridge area by protecting the semi-rural character and quality of life of the area.

Volunteer Directors are elected by its members at the Annual General Meeting held each Spring.

### **We're on the Web!**

See us at:

[www.panoramaridge.org](http://www.panoramaridge.org)

## Your Directors

Arnie van Hattem	President 604-572-8302 Fax 604-595-7785	John Poley	Chairperson, Constitutions and Elections 604-596-3980
David Ho	Vice President; Chairperson, Communication Committee 604-543-8789	Tammy Ritchie	Chairperson, Keep Clean/Neighbourhood Safety 604-596-6237
Bob Campbell	Immediate Past President; Chairperson, Development Committee 604-596-6578	Thomas Harding	Chairperson, Membership/ Welcome Wagon 604-599-6417
Susan Williams	Treasurer 604-594-7510	Tom Dent	604 617-7763
Joan Mayhew	Secretary 604-597-5002	Bob Dhaliwal	604-594-4200
Hilda Strauss	Chairperson, Traffic Committee 604-597-1229	Travis Endersby	
		Bruce Fraser	





## MEMBERSHIP INVOICE

Description	Amount
Membership to the West Panorama Ridge Ratepayers Association	
<b>One-year membership</b> from January 01, 2009 to December 31, 2009	<b>\$10.00</b>
<u>or</u>	
<b>Three-year membership</b> from January 01, 2009 to December 31, 2011	<b>\$25.00</b>

***Thank you for choosing to support the WPRRA with your membership. We are only as strong as our membership. The fee is nominal (\$10 per year or \$25 for three years) but your membership gives us the credibility to continue to represent the residents of West Panorama Ridge on issues of importance to our community.***

***Your membership contribution will be used to publish the newsletter, maintain our website and help improve our community. Your Board of Directors are resident volunteers and receive no pay for their time or contributions.***

***Please remit your cheque or cash to:***

***Susan Williams  
WPRRA Treasurer  
12479 – 57A Avenue  
Surrey BC V3X 2S6***

***or drop your payment of at any Board of Director. Receipts will be sent to the address listed below. The WPRRA keeps all membership information completely confidential.***

***[www.panoramaridge.org](http://www.panoramaridge.org)***

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Please fill out this bottom section and include this portion of the invoice with your payment to the above noted address.***

***Name:*** \_\_\_\_\_

***Address:*** \_\_\_\_\_

***Phone number:*** \_\_\_\_\_

***E-Mail address:*** \_\_\_\_\_