

## Spring 2012 Newsletter

**WPRRA ANNUAL GENERAL MEETING**  
**April 25th, 2012 7:30 PM**  
**Colebrook United Church**

### **About our Association**

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.

### **2012 Membership Fees Due**

Your membership fees make it possible for us to continue to provide you with these informative newsletters and maintain our website.

For a small fee of \$10 per year, you are also demonstrating your support for the issues we share in our community. The larger the membership, the greater the influence we carry in our message and in our actions.

We welcome our new members and wish to thank all of those who continue to support our Association. See Page 12 for membership details.

**Website**     [www.panoramaridge.org](http://www.panoramaridge.org)  
**Email**        [panoramaridge@shaw.ca](mailto:panoramaridge@shaw.ca)

## President's Message

In our last WPRRA newsletter I wrote about a person delivering the Peace Arch newspaper to homes on Panorama Ridge - female, early twenties, short dirty blonde hair, well dressed and drives a white SUV. This person would deliver newspapers that were often months old, but using the pretence of delivering a legitimate newspaper she would enter yards and case houses to observe if there was anything worth stealing. This was until she got caught by a resident who returned home to find her kids bikes and her husband's tools in the back of this thief's car. This thief was recently spotted again by another resident who remembered the newsletter article, and was able to prevent her possessions from being stolen!

A delegation met with the Mayor and Fraser MacRae (Surrey's RCMP, Officer in Charge) to request an increase in police presence in our community. You may have noticed a significant change over the last month or so, since we had this meeting. Many more police cars are now patrolling our area and we now have a direct connection with the RCMP. If we are warned by residents about suspect activities and this information is forwarded to the police, it is now acted on almost immediately... Obviously your first contact about any police issues should be a call to the police but if the information is based on a "hunch" please forward to panoramaridge@shaw.ca and either our Panorama Ridge Citizens Patrol will keep an eye on it or we can pass the information on to the RCMP on a lower priority.

If you will be away we strongly suggest that you let your neighbours know so that they can pick up newspapers and/or mow the lawn thus not advertising that you are not home. These deeds are often reciprocated and makes for excellent relationships. In Dutch there is a saying: "A good neighbour is more important than a friend that lives far away..."



As previously reported, the West Panorama Ridge Ratepayer's Association was awarded a \$3,000 grant to "beautify" and cleanup Deltaview Park. This park is located at the corner of Scott Road and New McLellan. In addition to the grant, the WPRRA committed \$500 to this initiative. A neighbourhood project to start the cleanup of this bare land will happen on Saturday, May 5, 2012, starting at 9:30 AM. Please make an effort to come out and lend a hand to get this project started! Again, more details are included in this newsletter.

A potentially dangerous situation at the far eastern section of 56th Avenue has been resolved. Traffic traveling east to Highway 10 from 56th Avenue often encountered traffic coming west from Frontage Road. Since the traffic going east had to cross the road to access Highway 10 it was unclear who had the right of way. On more than a few occasions this resulted in near accidents. The City, through a request from a resident and a WPRRA Board member swung into action and has now placed a stop sign that causes traffic from Frontage Road to stop for traffic traveling east.

Last but definitely not least, our Annual General Meeting will be held Wednesday, April 25th at 7:30PM at Colebrook Church Hall. If you feel that you can spare some time and get involved in our community, I would strongly encourage you to put your name forward and run for Director in our Association. Some of our current Directors will be moving off the Ridge and will therefore create vacancies on our Board. This is a very rewarding way to get involved and make a difference in our community. Our Association enjoys a very good relationship with the City and we are proud of some very dedicated Directors that have put in an enormous amount of effort. Without their efforts Panorama Ridge would not have been developed into the “jewel” of Surrey that we all have come to love and adopt as our own. I hope to see you all April 25, at our AGM!

Arnie van Hattem  
President, West Panorama Ridge Ratepayers Association

## Development

Over the last six months we have not seen any new, large development applications. The area between 128th and 132nd streets, north of 56th Avenue, is the largest undeveloped area remaining on the ridge. Two developments have been approved for this area. A new road, 130A Street has been built, and we believe we will soon see additional development applications. Regarding this area, our efforts have resulted in the preservation of a mature stand of trees and the creation of a new park to contain those trees!

We have seen a number of “in-fill” development applications. These are usually large lots that developers want to subdivide into two or more lots. These lots usually contain one existing home. We are reviewing two such applications now. In both these applications, there is a longer term plan to extend existing roads through the back half of the lots to allow subdivision. But in each case, the developer does not want to wait until these roads are extended to develop. In both these applications, the road must pass through an adjacent property first before it reaches the subject property and the owner of the adjacent property does not wish to develop at this time. To get around this, the developers want to create “temporary access” routes to allow immediate development.

The WPRRA has opposed this type of development until the proper road access is in place. Otherwise, the “temporary” access could be in place for many years perhaps as long as 20 or 30 years. And when the road is finally extended, the original developer is long gone with no intention of making the proper connections to the new road.

## Musing From a New Board Member

Dear West Panorama Ridge Residents,

Time flies by quickly. I am about to complete my first year on the West Panorama Ridge Ratepayers Board of Directors. It has been a great year and I'd like to take this opportunity to tell you a little bit about how I became involved with WPRRA, and what I have observed in my first year.

The WPRRA has been around since the mid-fifties. The Board IS the voice on behalf of Surrey's Ridge residents to local government. This all-volunteer group organizes a crime watch program to help protect your property. It is involved on many levels and on many topics ranging from land development, traffic planning, by-law enforcement, mitigation of those never-ending train whistles, beautification, organization of the Ridge Days Fall Fair, and much more.

I became involved with the association after several meetings with board members where I represented my own neighbourhood. I can't imagine where my group would have turned if not for the association. The WPRRA board was a great resource, and they are great people, willing to give to their community. Standing for nomination at the following AGM was an easy decision.

Serving on the board is an honour and not too time consuming. Indeed, the time commitment is based on one's ability to contribute. We hold a 2 hour meeting each month. You can also volunteer for additional projects if your time permits.

Our AGM is again approaching. Several long-serving board members have announced that they are unable to continue with their roles. That means new member involvement is that much more important.

If you have ever considered volunteering on the WPRRA Board, or even becoming an association member, now is the time. Please be sure to attend our 2012 AGM, taking place on April 25th at 7:30PM at Colebrook Church Hall. It is easy to join as a member. It is easy, and rewarding, to serve on the Board. And in numbers we have strength.

I look forward to seeing you at the AGM.

Sincerely,  
Bruce Davie

## Pride in Home Ownership

Do you remember the time you received the key to your first house? Were you full of pride at the opportunity to make your new home the best it could be?

If you were lucky enough to have your very first home in Panorama Ridge, have those feelings of pride stayed with you? If you moved to the Ridge from another house, did you bring that pride with you?

Everyone who lives on Panorama Ridge is very fortunate to live in a beautiful and desirable neighborhood. We have parks and water close by. We have long stretches of sidewalk to enjoy and community facilities nearby.

Hopefully we let our pride of ownership extend beyond our front door to the yard, the sidewalk, the boulevard and the roads. When hooligans toss trash onto our boulevards under the cover of darkness let's not let it just sit there. Get out there in the morning and pick it up. Some would say that it is not their job to clean up after these social rejects, but if we want to maintain pride in our neighborhood we need to be pro-active and just do it.

The City of Surrey has a by-law that requires home owners to keep their lot from becoming unsightly and to keep the grass cut.

In the last few years, particularly with the investment in rental homes on the Ridge, there are annual examples of unsightly properties that cause the by-law authorities to have a word with the residents and owners to ask for compliance. Compliance usually occurs very quickly. But if pride of ownership existed, a visit from the by-law officer (which costs us all money) would not be necessary.

Fortunately, some of our new residents are making great examples of proud home owners. They build new houses with beautifully landscaped yards. They renovate older homes and improve the garden.



They clean up unsightly messes that have developed over years of neglectful home ownership. These are the people that the residents of Panorama Ridge want to acknowledge and thank.

And a challenge: Can you improve your environment over the next year? Let us know what you have done. With your consent, we will put it on our web-site and encourage others to meet the challenge.

## Colebrook Road Changes

This spring we may see some construction activity along Colebrook Road. This will be the start of the construction for the extension of Colebrook Road so that it runs only on the north side of the rail tracks. The plan is to put “pre-load” along the area where Colebrook Road will be extended.

This area will run from where Colebrook crosses the tracks (at the fish farm), to the pitch and putt near King George Highway. It is not clear how long the pre-load will be in place but it may be up to one year before it is removed and road construction begins.

As you may have noticed, Colebrook Road is in terrible shape! There are patches on the patches on the patches! This has been reported to the City numerous times and we can only hope that this spring some major repair work is undertaken. The situation is especially dangerous for bicycles that are basically forced to ride in the middle of the road.

## 6th ANNUAL EARTH DAY CLEAN-UP - Sunday April 22nd

It's that time of year again! It is time for our Ridge Cleanup & BBQ Lunch.

For all those dedicated, community minded folks - both young and old! - we will be meeting at the Colebrook Elementary parking area at 9:00 a.m. We will distribute bags and once again provide a FREE, to participants only, BBQ lunch back at Tammy and Joe's.

The work is usually done in 2-3 hours ... it's a great morning of fresh air and a chance to meet your neighbours.

Rain or shine, bring your own gloves and picker tools if you have them.



For more information, contact Tammy Ritchie at [t.richie@shaw.ca](mailto:t.richie@shaw.ca)

## Panorana Ridge Citizen Patrol (“PRCP”)

The PRCP is continuing patrols to keep our neighborhood safe. There are presently many issues from the security of new homes presently under construction to older homes boarded up waiting for demolition while simultaneously squatters are trying to move in. Once squatters exist in the neighborhood, petty crime increases.

The Ridge has seen an increase in traffic compared to years ago because of population and housing growth, as well as from motorists using it as a short cut to go from Highway 10 to King George Highway via 125a St through Colebrook Road. As such, strangers are driving through our community and it’s a reminder that sometimes opportunity makes the thief. Please ensure you don’t leave anything valuable outside that really shouldn’t be there. As well, placing items “free” on the curbside is inviting unwanted attention to both your house and the Panorama Ridge community in general. Please consider there are many non-profit societies that would benefit from your donation rather than putting it curbside.

A large number of persons resembling “street people” have been noticed in our neighborhood during the early morning on garbage/recycle day looking through the recycle boxes. They have also been noticed taking photos of different houses giving the appearances they are monitoring what’s going on, who is home and who is not. It’s suggested not to put any items in the blue boxes that can be sold such as pop bottles, beer cans, etc as this is inviting them to return. The information regarding these Monday morning visitors has been turned over to the RCMP for their patrols.

Our Citizen Patrol can use more volunteers and another call is going out to the residents of West Panorama Ridge to become involved. If you are able to contribute one or two 4 hour shifts per month during a weekday and wish to learn more about the program, please contact the coordinator: Mike Glas - (604) 591-6598.

This is our neighborhood and it is everyone’s business to keep it safe.

## East Panorama Ridge Connections

During the past couple of years we have been trying to work more closely with the residents of East Panorama Ridge. They have their own community association, but the two areas face many common issues and it makes sense for us to tackle them together. There is always strength in numbers when approaching the City, or Mayor and Council.

East Panorama Ridge has roughly 150 homes versus about 1,000 we have on the west side. We recently involved East Panorama Ridge with our crime initiative, our meeting with the Mayor and the head of the RCMP. It is our opinion that our joint effort strengthened our case to these officials. In the future we plan to continue to work closely with East Panorama Ridge.

## Delta View Park Beautification

Delta View Park is located near Hillside Drive on the south side of New McLellan, just a block from 120th street. This park has never had any development or improvement so looks like an empty lot home to a sad group of alder trees. The WPRRA applied for and was granted a “beautification” grant for Delta View Park.

The plan is to work on the 10 to 20 feet of the park closest to the road. We want to remove the blackberries, scrub and garbage, plant some native trees and bushes, and put down a bark mulch cover. This is a community project and everyone is encouraged to participate. The project will kick off on May 5th at 9 AM, rain or shine. Bring gloves, shovels, clippers, and rakes. See you there!

## Root Rot in Joe Brown Park

No Trees in Joe Brown Park??!! Root Rot!

If you’ve walked through Joe Brown Park in the last few weeks you will notice a number of recently cut trees lying on the ground. Some of these trees were removed because they were deemed hazardous (mostly the alders), but most were cut because they had laminated root rot. Trees infected with this fungus (*Phellinus sulphurascens*) often physically fail, (fall down) before the rot kills it, and that creates hazardous trees that must be removed.

This fungus spreads through a forest when roots of adjacent trees touch. The fungus spreads slowly, approximately one meter per year. The fungus can stay alive in the ground for up to 50 years!

Douglas fir is the primary target of this fungus, although it can infect cedar. Hardwoods, pine trees and some cedars are spared.

Joe Brown Park has about five clusters of infected trees and the fungus is spreading.

Considering how closely spaced most trees in the park are, it is a very real possibility that every tree in the park will eventually be infected and has to be removed! Can you imagine Joe Brown Park without any majestic fir trees?

There are few solutions to this problem. One is to create a physical barrier around infected trees. This means cutting down a large circle of trees to isolate the infected trees from nearby trees. This cure is nearly as bad as the disease as large numbers of trees would need to be removed!

The WPRRA will continue to work with City of Surrey parks on this significant issue.



## Lifetime Membership

Residents of West Panorama Ridge may now purchase a \$100 “lifetime membership” in our community association. This membership is offered in addition to the single year (\$10) and three year memberships (\$25). Lifetime membership is equivalent in cost to 10 single year memberships and 4 three year memberships.

More than a money saving idea, this membership level was created around the concept of encouraging residents to become sustaining members of our community association. We plan to use funds collected to create sustainable funding for the activities of the community association. An added benefit is that lifetime members never need to ask “Did I pay this year??” and we the volunteers of the community association can reduce our efforts to remind members when their membership has lapsed and coordinate payment.

A number of residents have become “lifetime members”, illustrating their dedication to our community. Please consider joining them!

We recently sent everyone an email to let you know whether or not your membership is up for renewal.

## Your Directors

Arnie van Hattem	President 604-572-8302	Mike Glas	Coordinator, Panorama Ridge Citizens Patrol 604-591-6598
Bob Campbell	Immediate Past President; Chairperson, Development Committee 604-596-6578	Bruce Davie	778-578-1441
		Tom Dent	604-671-5755
		Bob Dhaliwal	604 617-7763
Tammy Ritchie	Vice President Chairperson, Keep Clean /Neighbourhood Safety 604-596-6237	Travis Endersby	604-594-4200
		Bruce Fraser	604-599-1973
		Herb Hawson	604-597-1641
		Lauren Kunimoto	778-565-7637
		Edwina Nazareth	604-543-8523
Susan Williams	Treasurer 604-594-7510		
Joan Mayhew	Secretary 604-597-5002		

## Membership in the WPRRA

Our community of West Panorama Ridge is bounded by Highway 10 on the north, King George Highway on the east, Highway 99 on the south and Scott Road on the west. We are proud to live in one of Surrey’s most desirable residential communities.

For over 50 years the West Panorama Ridge Ratepayers Association has provided its’ residents with a strong voice relative to promoting the further development of green spaces and parks within our community’s boundaries. The Association directors are vigilant in ensuring that the residential development reflects the direction provided by our community.

The community website [www.panoramaridge.org](http://www.panoramaridge.org) was established to provide all residents with an opportunity to find information about available essential services, and to communicate the most current information available on happenings and events of concern and interest to you in our community.

Our Directors work hard to fulfill the mandate of the community association. We would encourage you to consider participating as a Director or a volunteer. Even if you can’t spare any time, we need you to support the community association by becoming a member! Just being a member shows the City of Surrey that the residents of this community support the WPRRA. Your membership fee allows us to create and distribute the newsletter and the website. It is the best \$100 (Lifetime), \$25 (Three year membership) or \$10 (One year membership) investment you can make in your community! If you are not already a member, join now by completeing our membership application form and make a difference!

-----  
Return this portion of the membership form with your payment to:

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

or drop your completed membership form off at the home of any Director. Receipts will be sent to the address listed below. The WPRRA keeps all membership information completely confidential.

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

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

Phone number: \_\_\_\_\_ E-Mail address: \_\_\_\_\_