Nov 2010
Fall Edition

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WEST PANORAMA RIDGE
RATEPAYERS ASSOCIATION

Website www.panoramaridge.org
Email panoramaridge@shaw.ca

THE END OF TRAIN WHISTLES BELOW PANORAMA RIDGE?

Most Ridge residents are familiar with the Community Association's 15+ year campaign to eliminate train whistles below Panorama Ridge. These 95+ db whistles are a major quality of life issue for residents who live on the southern portion of Panorama Ridge. To-date, we have reduced the number of crossings where whistling occurs from 13 to 2. Just last month, at the urging of the

WPRRA, the City of Surrey purchased the property at 13881 Colebrook Road, the last private parcel located inside Colebrook Park. This purchase has three benefits for our community, it eliminates an unsightly property, it increases the size of Colebrook Park by 8.5 acres, and it eliminates a crossing where trains must whistle. With this purchase, we will soon be down to one crossing where trains must whistle! **(Continued Page 2)**

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.

PRESIDENTS MESSAGE

I have been associated with our West Panorama Ridge Ratepayers Association for eleven years, after attending the Annual General Meeting in 1999. I remember being very impressed with the energy and dedication that the members put into making West Panorama Ridge a better place to live... Our then young family moved to Panorama Ridge after having lived in Newton for fifteen years. During this period I saw Newton change from a somewhat rural area with nearby chicken farms and large farmer's fields to a densely populated community that had few rules that were enforced. Nearby houses had up to three suites, making it sometimes difficult to manoeuvre vehicles in our street due to tenant parking issues, overcrowded schools and general infrastructure pressures that the Newton community was not designed for.

Panorama Ridge is a unique area and coming from Newton, I have seen firsthand what can happen if the neighbourhood takes a "laissez-fair" approach. On Panorama Ridge, we still have larger properties in a semi rural environment in close proximity to the City that provide us with a quality of life that few other communities can boast to have. This quality of life does not come automatically. There are certain individuals in our community that have worked tirelessly for many years to make sure that zoning issues were maintained and that our community is developed with sensible design guidelines, variance applications that were studied etc. Other development guidelines that the community has provided our Association are:

- Maintain New McLellan Road and 56th Avenue as our signature drive through the centre of our community. This is being accomplished by keeping the properties in an estate like setting with maximum size frontage.
- Limit the reduction of trees by suggesting and approving developments that ensure maximum tree retention.
- Limit subdivision through the use of "pan handles". Pan handles in general create poor developments that allow homes to be constructed in back yards and therefore provide privacy issues for neighbouring properties….Once such a subdivision is approved it often causes neighbours to move out and new home owners to create similar panhandles thereby creating a "domino effect".
- Campaign against the development of commercial zones in our community. Panorama Ridge is in close proximity of commercial zones and the community has provided the WPRRA with a strong mandate to not approve any commercial development on Panorama Ridge.
- Campaign against the approval of secondary suites (mortgage helpers) in our single family homes (other than suites for our immediate family).
- Promote and assure the well being of the residents by protecting the semi rural character and quality of life of the area.
- Provide sidewalks for the main arteries only, such that pedestrians can safely reach public transportation, while maintaining the sense of a semi rural community.

PRESIDENTS MESSAGE (Continued)

Developers have been eying our community closely since we still have some large developable parcels of land. Although our guidelines are fairly straight forward it takes a dedicated group (under the direction of Bob Campbell) to make sure that the developments conform to the mandate that the community has given our Association. From time to time the City has considered developer requests for zoning changes and variances and it has often taken numerous meetings with our Association, the City and the developers to come up with a solution that satisfies all parties. We do not always end up with a perfect development, but one thing the residents can be sure of: The development proposal will have been carefully studied.

An October evening on Mud Bay

Our community association has a unique working relationship with the City of Surrey and all developments other than the most straightforward ones are forwarded to the West Panorama Ridge Ratepayers Association for our comments before any discussion takes place with a developer. These responses (to the City) are required to be timely, consistent, logical and considered often with the input of the neighbourhood that the development impacts. Sometimes this “input” takes the form of a petition. This close working relationship with the City of Surrey allows our community to be developed in a way that the majority of the West Panorama Ridge home owners want to see it due to a consistent presence over an extended period. In addition we have gained a huge amount of knowledge about the development process making us that much more credible with the City. We respond to the City in a timely, logical and well thought out way and this is what gives us credibility.

Obviously this is only one of many functions that the WPRRA performs and if you are also interested in improving our community I welcome you to write a note to panoramaridge@shaw.ca as we can always use your assistance!

As always our Association welcomes your comments or concerns at panoramaridge@shaw.ca.

Sincerely,
Arnie van Hattem
President, West Panorama Ratepayers Association

Panorama Ridge looking North

THE END OF TRAIN WHISTLES? (continued from Page 1)

The really good news is that there is now a plan, endorsed by both the City of Surrey Engineering Department and Mayor and Council, to eliminate whistles at this last crossing, 127A Street. This endorsement has resulted from the dedicated work of the WPRRA. This plan revolves around a proposed, but still not firm, realignment of Colebrook Road. Look for the spring newsletter and AGM for more information as this plan is developed and solidified. At this time, the odds are better than ever that all train whistles will be eliminated below the ridge!

BIKE AND WALKING TRAIL OVERPASS

On July 24, 2010, a new overpass over the BNSF railway tracks was opened by representatives from the municipalities of Surrey (Marvin Hunt) and Delta (Heather King) and Metro Vancouver. This overpass is an essential part of the greenway that runs from Mud Bay to 64th Ave. along the South Surrey Interceptor utility corridor. Surrey's Mud Bay Park serves as the southern terminus and connects to the Boundary Bay Dyke Trail. This greenway will one day connect Annacis Island to Mud Bay. The over pass is intended for pedestrians, horseback riders and bicycle riders and is located north of Highway 10 and west of Scott Road and runs along the western boundary of Watershed Park. Funding was provided by Metro Vancouver and the Federal Government. We encourage you to check out this new trail system that one day will connect to the Trans Canada trail.

BNSF Overpass north of Hwy 10

Representatives from the municipalities of Surrey (Marvin Hunt) and Delta (Heather King) and Metro Vancouver.

DEVELOPMENT UPDATE

Realtors indicate that ridge houses and serviced lots are moving slowly. The slow market has not discouraged developers from putting forward numerous new subdivision proposals. When complete, these developments could add nearly 40 new lots to the Ridge.

Some of the key proposed developments include:

1. NE corner 57th Avenue and 132nd Street: This six lot subdivision is situated on a heavily treed parcel. As originally proposed, a majority of the trees were to be removed. The WPRRA has worked closely with the City to save as many trees as possible, especially the mature firs. The development of 132A Street to the east has been modified to further save trees.

2. 131st Street and 56th Avenue: This controversial 14 lot development will create a new north/south street (131st Street), which the community opposed. Council approved the creation of this street, but agreed to restrict any further N/S streets and panhandles in the area. In addition, Council agreed to create a new park protecting a beautiful mature stand of trees. Finally, the City and the WPRRA have come to an agreement re a new road standard for this development. This road standard is designed to encourage residents to landscape to the edges of the road and allow water to run off the road to swales.

3. 12187 New McLellan: A four lot subdivision is proposed for this lot. The WPRRA has opposed the subdivision of the parcel facing New McLellan. This property has recently been advertised as a court ordered sale so the state of the development application is unclear.

4. Coulthard Road and New McLellan: This eight or nine lot development will extend Coulthard Road north. It is in the early stages of the approval process but the developer is requesting a zoning change to allow additional density in exchange for land donated to the new park.

COLEBROOK UNITED CHURCH

The congregation welcomed their new minister, Reverend Doctor Daniel Bogert and his wife, Loretta, at a pot luck dinner which was held November 5th. Rev. Bogert has recently arrived from Ontario.

The Christmas Craft Fair will be held Saturday, December 4th. between 10 and 4 o'clock. A Tea Room will be available for guests as they admire the various crafts, baking and other seasonal items that will be on display.

BIRDS OF THE RIDGE

Black Capped & Chestnut Backed Chickadees:

These birds hop along tree branches searching for food, sometimes hanging upside down or hovering; they may make short flights to catch insects in the air. Insects form a large part of their diet, especially in summer; seeds and berries become important in winter. Black oil sunflower seeds are quickly taken from an urban bird feeder. During the winter, many individuals accustomed to human habitation will readily accept seed from a person's hand.

American Goldfinch:

Unlike some finch species, the American Goldfinch uses its feet extensively in feeding. It frequently hangs from seed heads while feeding in order to reach the seeds more easily. It will eat at bird feeders provided by humans, particularly in the winter months, preferring Niger seed (commonly and erroneously called thistle seed).

Northern Flicker:

The Northern Flicker is one of the few woodpecker species that migrate. It is the only woodpecker that commonly feeds on the ground. Look for flickers in open habitats near trees, including woodlands, edges, yards, and parks. In the West you can find them in mountain forests all the way up to tree line. Northern Flickers generally nest in holes in trees like other woodpeckers.

Bald Eagle:

The Bald Eagle prefers habitats near seacoasts, rivers, large lakes, oceans, and other large bodies of open water with an abundance of fish. The Bald Eagle requires old-growth and mature stands of coniferous or hardwood trees for perching, roosting, and nesting. Selected trees must have good visibility, an open structure, and proximity to prey.

Note: This is why the large coniferous trees on the Ridge are so important

NAME THE OWL CONTEST

Panorama Ridge has many birds and is one of many reasons why the Rate Payers Association is so dedicated of keeping our trees. There is one particular bird: an owl who has made Panorama Ridge his/her home and most of us have either seen or heard him. It's very comforting at night to hear it "hoot, hoot"" in that deep baritone voice. Everyone thinks he lives in their back yard as he likes to perch everywhere and many have even built owl houses hoping he/she will move in. We have recently discovered this owl has "character" and here is a story related by someone who lives on the Ridge:

"On the 30th of October, one of the horses boarding here started to colic, which can be fatal, and the owner Alan (surname withheld to protect the innocent) and his daughter Lori called in the vet. The vet left with instruction to come back about 3 am Sunday to see how he was doing. Alan returned at that time and as he was entering our gate was shocked to have a large Barred owl swoop down and take his ball cap off. Can you only imagine how frightening that would be? Later Sun morning I got a call from them relating the incident and saying Alan's cap was gone & how he returned home with his hands over his head in case the owl returned.

The ball cap was found on Sunday in our yard.

Wrong size for the owl??"

Photo taken by Mr. John Wolf

The Panorama Ridge Rate Payers Board of Directors has decided to do something interesting with this situation by giving the owl a name through a contest. This will be open to members of West Panorama Ridge Rate Payers Association and the winner will receive a gift certificate.

Please email the owl's proposed name to: nametheowl@shaw.ca and to ensure you give your full particulars i.e.: name, address, and phone number.

The owl and winner's name will be published in the next newsletter.

CHRISTMAS AT COLEBROOK UNITED CHURCH

All are welcome to join in singing and entertainment at 7:30 p.m. on Friday evening, December 10th. in the church hall. A Jolly Gent in Red will be joining the party.

WINTER SAFETY TIPS

You may have heard that this winter is supposed to be especially cold and snowy, the likes of which we haven't seen in many years (according to the weather "experts") and we thought it would be timely to offer some tips that will help you reduce your risk around the house, yard and on the roads.

This is the one time of year that requires special attention to many things around your home:

- Eaves: making sure they are clear from leaves and debris as well as downspouts.
- Sprinkler systems: if this applies, make sure you have them aerated to prevent icing up and cracks, which will cause many headaches in the spring. Check to make sure you have turned off and drained your garden hoses and insulate any exposed pipes.
- Have ice remover or sand/salt and shovels on hand….when there is a weather emergency, stores often run out of these items! When using de-icer chemicals, make sure that they "agree" with the material you are using them on.
- Check to make sure you have critter proofed your home…block those possible entrance ways, no matter how small! Make sure your fireplace is ready and that critters haven't nested in there over the fall/spring.
- Have on hand: Candles, batteries, lanterns and battery operated radio/phone. Know where they are before it gets dark!
- Winter is a perfect time to get out and help your older or disabled neighbours when it comes to helping out with snow removal tasks or assistance in general. Know the sidewalk snow removal by-laws by visiting the City of Surrey website or calling 604-591-4011 for general enquiries.
- When working in the yard, have your cell phone with you or your keys to your car to activate a car alarm if you were to slip or fall or have an accident in the yard.
- Allow extra time and take shorter steps when walking on ice or snow. Use railings or handles when possible.
- If you do go away and there is a snow fall, have a neighbour come and make tracks in the virgin snow so that criminal opportunists aren't attracted to your home!
- Have your furnace inspected and serviced before you really need it and make sure your Carbon Monoxide detectors are working. Don't use barbecues/propane items inside your house for heat! Have a service ready fire extinguisher available!
- When driving, allow extra time to reach your destination and make sure your car is tuned up, fluid levels topped up and tires in good condition…don't wait until the first snow fall to put those snow tires on!

HISTORY OF PANORAMA RIDGE

Jean and Denis White moved to the Ridge from Winnipeg in 1949. He had retired from the Royal Canadian Air Force and suddenly went deaf overnight. They moved here as he was advised that life at a low altitude might solve this medical problem – it didn't. He worked for Manpower in New Westminster and drove down Scott Road and over the new Patullo Bridge every day. The family frequently caught a Greyhound bus @ 128th and New McLellan which took them to New Westminster where they did their shopping. In 1956 the family even walked across the burning Patullo Bridge to visit a sister in the Royal Columbian Hospital. This bridge has survived several fires. Two daughters and one son attended Colebrook for grades 1-3 where they were treated to heat from a pot-belly stove and trips to the outdoor "biffies". They then travelled north of Hwy. 10 for further education.

The family enjoyed life on their 5 acres which they had purchased for $4,000. They had a well and septic system, a cistern which collected rain water and a little dirt road to their home. They first started rescuing animals in the early 60's. Travelers from Vancouver frequently dropped off unwanted pets and they cared for these animals. At one time they had up to 50 cats. They adopted a highbred wolf, "Whitzy", who had been chained and abused on the Flats. She was a sad looking creature with trap mark scars on her wrists. Her first meal at the White's home was a Kraft Dinner Casserole! She had a large wire run and shared the garage with a kitten named Nemmis. Nemmis learned how to open the garage lock but Whitzy eventually became domesticated and stayed at home. Whitzy lived happily with the family for 14 years. They also had a Barred Owl which had a laugh that sounded like a monkey.

Life has changed on The Ridge. Mr. and Mrs. White are both now deceased but their family continues to enjoy their semi-rural neighborhood. While the City now provides care for abandoned and neglected animals, the White family still welcomes a great variety of birds & squirrels to their home.

BNSF rail trestle over Mud Bay

NEIGHBOURHOOD EMERGENCY PREPAREDNESS PROGRAM

We have organized a two day course for those volunteers that would be interested in attending on Saturday January 15/16. This will teach us what to do in case of a large scale emergency on the Ridge, such as a train derailment, earthquake, large fire, chemical spill etc.

If interested, Please contact Tammy at t.richie@shaw.ca or 604-596-6237 for more information.

INTERVIEW - COLEBROOK ELEMENTARY SCHOOL PRINCIPAL MRS MCLEAN

What school did you come from? I was Vice principal at Cougar Creek Elementary School. I've been in the Surrey school district for 30 years. I started teaching in Vancouver so I've been an educator for 33 years!

Do you have any goals that you are trying to accomplish in this school? To support the teaching staff to help them do the best job they can do to produce the best educated students we can produce. We have a social responsibility and one of our mottos is: healthy school/healthy community. Social responsibility is one of our goals and we take that very seriously. We are focusing on building a "Healthy School and a Healthy Community" for all our kids.

How do you see yourself interacting with the broader community of Panorama Ridge? We see the school as an intregral part of the community. The more we are involved in the community the better it is for the kids. We would like to see the school being used more often in community events.

Is there any message(s) that you wish to convey to the residents of this neighbourhood? The Panorama Ridge is a beautiful community, a hidden gem. Even if you don't have kids in the school feel welcome to introduce yourself. If there is anything that you may have something for our newsletter feel free to ask if it can be published. Please notice the change in the parking hours and regulations. There is no parking in front of the school from 8:00 a.m. to 5:00 p.m. on school days.

Is there any concerns,that you wish to convey to the residents and or Association? I do have one request for the residents to please clean up after your animals. When young children get their shoes dirty it's not a pleasant situation.

Are there any common goals, that the School and neighbourhood might want to accomplish?
Safety for the kids /community. Pride in our community. Big dreams for our kids!

YOUR DIRECTORS

Arnie van Hattem	President 604-572-8302
Bob Campbell	Immediate Past President; Chairperson, Development Committee 604-596-6578
Tammy Ritchie	Vice President Chairperson, Keep Clean /Neighbourhood Safety 604-596-6237
Susan Williams	Treasurer 604-594-7510
Joan Mayhew	Secretary 604-597-5002
Mike Glas	Coordinator, Panorama Ridge Citizens Patrol 604-591-6598

Tom Dent	604-671-5755
Bob Dhaliwal	604 617-7763
Travis Endersby	604-594-4200
Bruce Fraser	604-599-1973
Ken Martin	604-543-0039

Volunteer Board Members in Training

Lauren Kunimoto	778-565-7637
Edwina Nazareth	604-543-8523
Audrey Pease	604-590-8411

Blue Heron on Mud Bay

MEMEMBERSHIP IN THE WEST PANORAMA RIDGE RATEPAYERS ASSOCIATION

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.

Issues raised at Annual General Meetings are addressed by the BOD throughout the year, this includes train whistling, property security, and land development. We also act on issues that arise during the year that are conveyed to us via e-mail, phone or direct contact with Directors.

The community website 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 $25 investment (for a three year membership) you can make in your community! ($10 for a one year membership) Attached is our membership application form. Fill it out and make a difference!

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