BRITISH PROPERTIES AREA HOMEOWNERS ASSOCIATION

Spring 2013 | Quarterly Newsletter | Formerly Tally-Ho | Since 1955 | Volume 59 No.1

# HilltopNews

CONNECTING NEIGHBOURS

Glenmore, British Properties, Chartwell, Canterbury, Westhill, Whitby Estates, Chelsea Park, Taylor's Lookout, Rodgers Creek, Cypress Park Estates, Panorama Village

## Are you a member yet?

***Etes-vous un membre?***

您是会员吗？

آیا شما عضو هستید؟ ?

Sind Sie schon ein Mitglied?

Son un miembro ?

Non siete membri ancora?

あなたでメンバー ？

являются Вами член ?

هل اصبحت عضوا في الجمعية بعد ؟

**Uyemiz olurmusunuz**

我们的家，面朝大海，春暖花开

BPAHA 是属于西温一号公路以上的业主们自己的协会，本协会涵盖了近 3700 栋物业。旨在加强邻里间的沟通、协调社区事务、保护我们共有的美好环境。本人是此协会第一位华人理事。在此诚挚邀请各位华人业主积极加入协会，多多参与社区的活动，更快了解并融入加拿大社会，并把我们的聪明才智贡献出来，打造和谐互助的邻里关系。

加入协会的表格附在后页，提前感谢各位的支持。 邓明

**Membership form on Page 8**

## Thank you for your Donations

## 谢谢您的捐赠

### Donation Request

**Please help out to keep our Association going :**

**Let's keep the Traditions!**

**Donate for:**

- **Blockwatch**
- **School Scholarships**
- **Hilltop News Publication**
- **Community Website**

**Donation form on Page 8**

## Meet your Neighbour Event & AGM!

**Saturday, June 8th 4pm – 7:30pm**

at 1395 Crestwell Rd.

Come and meet your neighbours, mingle, network and be social!

Snacks and drinks provided.

Mark your calendars!

Last year's neighbourhood party was a big success, hope to see you there in May.

President's Message

## Do you really see what we are all about?

Most people are not sure what we really do! We are people volunteering our time to make your neighbourhood a better place. We want to connect neighbours, encourage better communication, want to keep you informed of the latest news in your neighbourhood, make you feel welcome at your new home, listen to your issues and concerns, maintain our web site for you, send out the Hilltop News as our community print news flyer to stay in touch with you, contribute to school scholarships, support block watch with annual donations to make this a safer neighbourhood, support worthy environmental projects, host neighbourhood parties and AGM meetings, communicate with Municipal Hall about different concerns and issues. And yes, we all do this on a volunteer basis for you, and we are proud that we are part of such a great neighbourhood, thankful for living in such a great place and representing almost 3000 homes.

We hope you will become a member, as our membership has been dropping. Thank you for your support, thank you for you donations and contribution. I look forward meeting you in person at our next Neighbourhood get together on **Saturday June 8th at 1395 Crestwell Rd. between 4 pm and 7:30 pm.** Please mark your calendar and watch out for a reminder in the mail.

Neighbourly Wishes,

**Annette Denk**
President
BPAHA



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British Pacific Homes is the home building division of British Pacific Properties, part of West Vancouver since 1931. We build luxury custom homes for private clients. Consider the advantages of dealing with a well-established, highly experienced builder of exclusive homes.
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**Ralph.sultan.mla@leg.bc.ca**
**www.ralphsultanmla.ca**

***You can get "The BC Seniors Guide" by calling the new Seniors' Secretariat toll-free help line at 1-877-952-3181.***

## Why I love our community

Large backyards, plenty of parks and green, closeness to the city, home to five of the best schools in Canada; these are just some of the things I love about the properties! The British Properties is a little community of its own with so much potential, and the exciting thing is that it's just re-starting! The properties had its surge in the 1970's as one of the best places to live in North America and I am seeing a resurgence of this phenomenon! The homes are being remodeled or reconstructed to modernize the area and much is yet to come! I love being part of this change and I love the fact that I am surrounded by people of all ages and all cultural backgrounds! Two of our four neighbours are over 80 years of age, have been in their homes for over 50 years and their kids grew up with my husband. On the other side is a young family from Australia and another young family from China who have kids similar in age to ours. While we are close in distance, our lots are large enough that we still have our privacy and my kids can still keep an organized schedule of their academics and their sports without hourly interruptions by neighbours had we lived in smaller vicinities to each other. I have been a member of BPAHA for all my years of living here, and am happy to now join the board. My interest is to increase awareness about this association which represents home owner's interests in any situation whether it is trees and views, or landscaping and beautifying, or even just to advertise this place to keep young families moving in (amazing that you can live near great schools while at the same time get to work or play in downtown Vancouver in ten minutes!)

by Rola Priatel

## Walking your dog late at night?

Please wear reflective clothing as we often don't have good lighting on our streets, or take a flashlight. Cars often don't see you!

Be safe with your four-legged friend!

## Would you like to advertise here in our next issue?

**Covering almost 3000 homes above the Highway**

**Call Yasmin Ker**
**Hilltop News Advertising**
**604-779-8907**

**($200 per issue or $550 for 3 issues)**

# BLOCK WATCH & CRIME PREVENTION TIPS IN THE BRITISH PROPERTIES

There were some Break & Enters at residences in the British Properties in 2012, but no more than in a normal year. However, ideally, there should be no Break & Enters at all!! There are ways to secure your home and to deter burglars from breaking in. This is called Target Hardening.

Burglars focus on three "C's when considering breaking into a home: **Convenience, Concealment** and **Camouflage**. Most B&E's are crimes of convenience. The criminals will go to a residence, make sure there is nobody home and then break in and leave quickly. They may knock on the door and if nobody answers, they will go to the back or the side of the house, and enter through a door or window. Below is a list of strategies that are helpful in deterring these criminals.

1. To make things less convenient for thieves, don't hide your house key and valuables in the usual places, like under a rock or a door mat. Store a key in a container in a high place or not too close to the front or back door, because criminals seldom take the time to search above eye-level.

2. Lock your doors! Sounds simple, but 6 out of every 10 B&E's occur through an unlocked or open door or window. Lock the door that leads from the garage into the house. Install a 1" deadbolt on your doors.

3. Turn your alarm on. Many home owners have alarms, but don't set them when they go out, even for a short period of time. Alarm your second floor as well. Most homes only have the first floor alarmed, but burglars will find a ladder or patio furniture to climb to the second level and enter into a door or window. You should also hide or lock your ladders up. If there's decorative glass in your front entrance, install your security keypad in a spot that's not visible from the doorstep. That way a burglar won't be able to peer in and see if the alarm is set.

4. Make your house looked lived in. Keep your driveway free of newspapers and your mailbox free of mail. Crafty criminals have been known to leave pizza flyers to see how long it takes residents to remove them. Ask your neighbours to check for the mail and papers, and park a car in your driveway, while you are on vacation. Report suspicious people who knock on your door, claiming to be looking for someone who does not live there, or asking for directions. Another good tip for when you are away from the house, is to leave a radio or TV on. It will make it sound like someone is home.

5. Thieves like to stay concealed and hidden. Plant thorn shrubs, such as rosebushes or holly, beneath ground floor windows. Trim bushes around windows, so criminals have no place to hide. Keep your hedges trimmed low and up from the ground, so the criminal's feet can be seen from the street or lane.

6. Place outside lights on a motion-detecting timer to prevent burglars from blending into shadows. They won't be camouflaged for long!!

7. Don't keep your valuables in the master bedroom. Most thieves head straight there for jewelry, etc. Some suggestions are to store your valuables in the laundry room or a child's bedroom. Most criminals don't go into children's bedrooms. Typically, the burglars hit the master bedroom closet & drawers, and the FREEZER first.

8. If you are a woman living alone, you can put a pair of men's shoes or boots at the front door, and a dog bowl or chain at the front as well, unless you have a dog.

9. Remove all valuables from your vehicle lock your vehicle doors. Remove the garage door opener as well.

Join the Block Watch Program. Check out the West Vancouver Police website at www.wvpd.ca and click on the "Become Involved" section. You can read all about the Block Watch Program. Call or email the WVPD Block Watch Coordinator, Anne Russell, at 604-925-7363 or email annerussell@wvpd.ca

## Congratulations to the Goh Family

The Goh Family (Mr. Goh, Mrs. Goh and Chan Hon Goh) who have been residents of the British Properties for over 40 years have each been honored as recipients of the Queen Elizabeth II Diamond Jubilee Medal. Celebrating the Goh Ballet's 35th Anniversary this year, this timely recognition outlines the outstanding contributions of this family to those in their community, city, province and country over the past 40 years and substantiates their deep loyalty to the enrichment of arts and culture. This is truly a great achievement!

*(from Left to Right) Mr. Choo Chiat Goh, Honourable Hedy Fry, Mrs. Lin Yee Goh & Ms. Chan Hon Goh at Diamond Jubilee Ceremony.*

## Collingwood school addition – construction update

The excavation was completed by the end of August 2012. The excavation is for 2 floors of parking for 155 cars. There will be seven stalls for recharging electrical vehicles. The top floor will be administration offices, and there are plans for a town centre, a café and double gym for games and practices.

Completion will be late spring of 2014. After this year's Easter Break the school will have an open house to explain to the community the details of this project.

Contact Bob Corbett, Deputy Head Master, for more information 604-925-3331.

## Acknowledgement

## How long have you been living here?

We would like to acknowledge residents who have been living in the British Properties for more than: 25 years, 35 years or over 45 years? Please email Heidi Inman at hinman@shaw.ca or call her at 604-922-4741.

# Commercial Development in the British Properties

The development of commercial property in the British Properties has always been slow. When the area was being built, planners wanted to put a shopping centre at the top of Taylor Way but when the Guiness family came from England to visit the site, they realized it was much too steep for a mall with parking and Park Royal was born. People have traditionally been divided on the idea of shopping areas in our neighbourhoods. While it would be convenient not to have to drive a 20 or 30- minute round trip for a quart of milk, many residents would rather make the drive and forfeit commercial/retail development.

## First Commercial Development

The first actual business to open in the British Properties was the Salmon House Restaurant, which was officially opened on October 4, 1976 by Vancouver restaurateur Helmut Petrak. (See picture from *Lions Gate Times* March 31, 1976). The space below the restaurant was approved for retail use but has only ever been used for office space. According to City of West Vancouver Planning staff, the owner of the property has covenanted with the District that the retail space must be used only as a retail convenience store up to and after June 30, 2015. The District will revisit the issue at that time. According to British Pacific Properties, there is no current commercial use in any of their Upper Lands developments other than Fraiche restaurant, which opened in 2008. For the year prior to that, the location housed Bread and Tulips, which included a restaurant and adjoining deli. According to BPP, the problem is mainly the topography and the large lots in the Upper Lands that do not provide the density required to support retail stores.

## Future Plans

Future plans for the next 5 to 10 years will include a different concept than what has been the norm in the Upper Lands to date. There are plans for a village, a sort of 'mini Whistler', west of Rogers Creek in the Cypress area, which will have higher density housing, e.g. apartments situated above commercial space. People will be able to walk to find local services. Ideal retail outlets in the village will reflect the outdoor environment and activities such as sports shops. The first phase of the new Cypress development is the McGavin playing field, just south of the Cypress Bowl Road at the first switchback.

North Shore Times March 31, 1976

*"If winter comes, can spring be far behind?*
Shelley

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# Welcome to our New Board of Directors who joined the Board recently

**Rola Priatel** is a retired pharmacist and a mum of three boys ages 7-11 years. She is married to Andrew Priatel who has lived in the British Properties all his life! She has lived in West Vancouver for 25 years (Caulfield and now the properties). Rola chairs the PAC (Parent Advisory Council) at Chartwell Elementary School and also sits on the executive board for the West Van District PAC . She joined our board in September 2012 and has been our Treasurer since January .

**Maggie Deng** moved from China to Vancouver in 2000 and became the home owner in Chartwell in 2009. Fluent in English, Mandarin and Cantonese. Maggie has twenty years of experience in working with public companies listed in Asian and North American Stock Exchanges. She worked as an investment banker in the Chinese team of top Wall Street firm in corporate finance. While in Canada, she has been the executive of pharmaceutical company listed on TSX. Maggie is our Chinese Liason Director to the Chinese community .

**Yasmin Ker** has have been a resident of the BP's for over 15 years. She and her husband Tony have a grown daughter who graduated from Collingwood. She has been with various travel companies over the years and is presently working as a travel consultant at HSK Travel Specialists Inc in West Vancouver. In her spare time she enjoys the outdoors, hiking, walks on the sea wall, yoga and gardening. Yasmin is our Director in charge of advertisements for the Hilltop News.

# Congratulations to Sentinel School celebrating its 50th anniversary

## Sentinel School achievements are impressive

- 207 Sentinel students wrote 434 AP exams and achieved an average score of 4.41 out of 5. This was well above the BC average of 3.73, the Canadian average of 3.51 and the US average of 2.89
- Sentinel students achieved scores of 5 (the highest mark) in 52% of the AP exams they wrote. This compares to the BC average of 36%, the Canadian average of 30% and the US average of 15%
- Sentinel students achieved scores of 4 or 5 on 82% of their exams



# Why I joined the BPAHA Board of Directors

I've lived with my family in the BP's area over six years. Being a director for BPAHA is a great privilege and pleasure. While representing and helping out the BP's area residents on issues of local interest such as roads, lighting, security, protecting the spectacular views that attracted the BP's residents to the area from blocking growing trees and connecting the neighbours with the best community and municipal services.

Al Asaly

I joined the BPAHA to help with this wonde*rful* association to improve our neighbourhood. This association definitely makes people aware of what and how to improve our daily life. Its important to be aware of this great area and help for the future changes. British Properties in my opinion the best place to live. This is why this Association gives us all a chance to voice any concerns or suggestions.

Teresa DeCotiis

The signs at both ends of my neighbourhood in Chartwell were badly in need of repair and had been bothering me. The municipality told me they were not responsible and to call the BPAHA. When the president came out and spoke to me I discovered that she was a resident who just like me, cared about the appearance and upkeep of our area. I joined the Board soon after realizing that we all play a part in helping to keep the British Properties a beautiful place to live.

Carol Reynolds

# HilltopNews

CONNECTING NEIGHBOURS

## Board of Directors

## British Properties Area Homeowners Assoc.

From Left:

Back row: Al Asaly, Peter Cherry, Yasmin Ker, Teresa DeCotiis, Zaheer Jiwani

Front row: Shahin Behroyan, Rola Priatel, Annette Denk, Heidi Inman, Carol Reynolds, Maggie Deng

**Our new e-mail address is:**
**bpahawestvancouver@gmail.com**

Sign up for the electronic version of the Hilltop News and stay in touch with latest BP news http://eepurl.com/vZMj9:


**HilltopNews**

CONNECTING NEIGHBOURS

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### BPAHA Executive Board

**President**
Annette Denk 604-230-3987

**Vice President**
Heidi Inman 604-922-4741

**Secretary**
Carol Reynolds 604-926-2898

**Treasurer**
Rola Priatel 604-922-1931

### Committees

**Municipal Affairs**
Shahin Behroyan 604-338-5652

**School Board**
Heidi Inman 604-922-4741

**Parks & Streams & Trees**
Shahin Behroyan 604-338-5652

**Neighbourhood Security**
Teresa DeCotiis 604-649-4215

**Neighbourhood Outreach**
Heidi Inman 604-922-4741

**Special Events**
Shahin Behroyan 604-338-5652

**Public Works & Traffic Safety**
Al Asaly 604-925-9775

**Chinese Liason**
Maggie Deng 604-868-6699

**Zoning & Development**
Shahin Behroyan 604-338-5652

**Membership**
Heidi Inman 604-922-4741

### Communications Committee

**Hilltop News Editor**
Annette Denk and Committee

**Hilltop News Reporters**
Board Committee members

**Hilltop News Advertising**
Yasmin Ker 604-921-8047

**Website**
Zaheer Jiwani 604-250-3555



## 2013 MEMBERSHIP FORM - British Properties Area Homeowners Association

Name:_____

Address:_____

_____

Email:_____Phone:_____

*Serving over 3,500 homes*
*Representing the area for 57 years!*

Are you receiving Hilltop News? YES NO (circle one)

Membership Fee: $ 30.00
Hilltop News ($5)* $_____
Donation: $_____

Total: $ _____

** NOTE: All residents of the BPAHA receive Hilltop News through bulk mail delivery. if you have canceled bulk mail, add the $5.00 fee for first class mail delivery.*

Please make cheque out to BPAHA and mail to PO Box 91504, West Vancouver, BC, V7V 3P2 — or fill out the form online at our website:
**www.bpaha.org**