



Greetings to all Sonoma Pines residents.

Over the winter months your boards have met regularly. These groups of elected volunteers are working as your representatives to ensure that specific issues related to common property are dealt with by owners who have an invested interest. Hence, it is the goal of your elected board to help manage and give leadership to specific rules and regulations, common area concerns, and building or yard alterations that will seek to improve and maintain the standards outlined in the Sonoma Pines Rules and Regulations. (See *sub-lease 'Schedule E'*).

The boards continue to address your concerns about common area issues and landscaping concerns. They are in the process of updating our rules and regulations.

It is our goal that this newsletter, will keep you informed on what is happening at Sonoma Pines, and any future changes. Ultimately, we hope that this information can help improve and enhance the community living experience at Sonoma.

Website: www.livingatsonoma.com Password: sonomapines

Multi Family Board Members

Chair- Tracy Wall
 Director-Diane Martineau
 Director- Rene Chevalier
 Director-Orville Wright
 Director-Bob Wiltshire

Board Members

Chair - Dave Gingras
 Treasurer – Dennis Ressler
 Director – Joel Young
 Director – Cecil Harder
 Director – Dick Bakker
 Director – Mike Barrett
 Director – Tracy Wall

Contacts

Property Manager: Corix Utilities 250 -765- 4931
Builder: Rykon Construction: 250 – 768 – 4269
Developer: Rykon Group: 250 – 764 – 5017
Sonoma Sales Office: 250 – 768 - 3703
Care Center Billing Inquires: 250 – 712 - 7273

Annual General Meeting

The next AGM (both SPHOM and the Multi-Family Boards) are scheduled for Tuesday, May 26th, 2009 at the Holiday Inn in Westbank (Dobbin Road). The Multi Family meeting is to start at 6pm and the Common Board to start at 7:30 pm. More information will be coming out shortly. Please come out and support your Boards and if you are interested in participating as a director please attend to this meeting.

Parking

Parking is allowed along Sonoma Pines Drive or in the visitor parking stalls on each of the side roads. Parking is not allowed along the side roads as this contravenes the Westbank First Nation parking bylaw and creates a safety issue for all of us. Soon yellow lines will be painted on curbs near fire hydrants and around some corners on Sonoma Pines Drive. No parking is allowed in these areas. Please remember that the speed limit is 40 km per hour at the most. Please slow down for all pedestrians and all of our safety.

R/V Parking

There is a waiting list as all of the available stalls are currently rented. You may put your name on the waiting list by calling our property manager at Corix Utility.

Landscaping and Irrigation

The SPHOM has signed a two year contract with "Alternative Landscapes" to maintain all of the designated common areas including lawn mowing for all of Sonoma Pines. Regular lawn mowing is scheduled weekly. You will be notified when lawns are to be fertilized. Landscaping in our town homes is being done by two contractors. The new landscape installations and irrigation is being done by "United Irrigation and Landscaping" for Phase 5B (Alvarado Trail). "United" will also be responsible for all of the irrigation. Each townhome owner will be required to maintain their own flower beds (mostly along driveways and sidewalks). A letter was sent to all single family residents outlining the importance of not applying additional fertilizer or water to their properties, outside of the landscape contract. This avoids inconsistent visual aesthetics to the community. The Board has established a landscaped committee made up of volunteers. Jim Kay is leading up this team along with Mike Barrett who is currently a director on our Board. For more information on what is your responsibility, or if you have concerns with landscape or irrigation please call Corix Utilities.

Street Lights

If you see any street lights that need repair or bulb replacement please call Corix Utilities. For those folks that have reported broken lights, Corix has arranged for repair but has to wait for parts and worker availability. Thanks for your patience.

Exterior Appearance Standards

Remember you must obtain permission to make changes to the outside of your town home . These include physical changes to the structure, adding decorating items, satellite dishes, or any items that are attached and not free standing to the building. All owners in Sonoma Pines must obtain permission to add shrubs or trees (not annuals) to their yards. All owners must obtain permission to install a satellite dish. More information is available in the Rules and Regulations. If you have any questions contact our property manager at Corix Utilities.

Interior Deficiencies

If you have concerns about the inside of your home you need to review your Home Warranty documents and then contact Rykon Construction at 250 768-3703.

Garbage and Recycling

Every Thursday morning is garbage pick up day. There is a 2 bag limit, any extra will be tagged as such and left at the curb. Every other Tuesday (May 19, June 2 etc) is recycling pick up day. There is no limit to the amount of recycling but it must be in transparent recycling bags. Recycling includes: paper/newsprint, cardboard, tin, aluminum, and plastic up to #7 symbol. It does not include: Styrofoam, glass or contaminated cardboard (waxed or oiled).

Water Meters

A meter based billing program is coming to Westbank residents from Westbank First Nations. A water meter is now required in every home. For the next several months water consumption will be measured and then next year water will be billed by you actual consumption. A meter is necessary to accurately measure your water consumption. Water rates based on actual consumption create equitable billing and encourage water conservation.

Sonoma Pines Clubhouse

Plans for the community clubhouse are underway, it is to be located in the open space between the Phase 5 town homes and the Phase 5 single family homes on Terrero Place. Due to the slowdown in the economy this project will not commence this year according to Rykon. More information will be available at the AGM.

Neighbourhood Watch Program

Our director Joel Young is introducing this program to our community. If you are interested in participating please contact Joel by e-mail at: eagleyoung@shaw.ca or attend the AGM on May 26th. If you see anything suspect in our community please report immediately to the RCMP or Crimestoppers. Our Boards have been working to remove graffiti from fences and a special thank you goes out to Paul Perschon from Rykon with helping clean the electrical box at the front entrance.

Absentee Owners

Remember to register your tenants with our property manager Corix Utilities. A form for this is provided on the website or in your owner manual. It is a good idea to use the services of a reputable property manager to help you screen potential tenants to make sure you are paid your rent and your property is not damaged in any way. If you should be in the unfortunate position of trying to evict a tenant you must go through the correct process under the Westbank First Nations Tenancy Branch located here in Westbank.

Pet Owners

All pets must be on a leash when outside of your home. Please pay us all the courtesy of cleaning up after your pets (dogs and cats) if they should soil any of the common property.

The boards of directors extend our best wishes to you for your spring and summer.