

REAL ESTATE REPORT

During 2007 39 homes sold in Dean Park Estates. The selling prices of these homes ranged from \$517,000 to \$1,050,000. The median selling price was \$655,000 and the average selling price was \$705,872. The average time on the market for these homes was 48 days.

From January 1st to May 22, 2008 the sale of 9 houses completed in Dean Park Estates, that is, the sale was finalized and the new owners took possession of the property. Selling prices ranged from \$615,000 to \$830,000. In addition, seven houses in Dean Park have sold but the new owners have not yet taken possession. Selling prices of these properties ranged from \$650,000 to \$906,000. The median selling price was \$699,900 and the average selling price was \$710,675. The average time on the market for these homes was 33 days.

As of May 22, 2008 14 properties were listed for sale in Dean Park Estates, consisting of 13 houses and one vacant, ocean view lot. The list prices of these properties range from \$569,900 to \$1,459,000.

Only properties that were listed for sale through the Victoria Real Estate Board MLS system that are located in the area covered by the Dean Park Estates Schedule of Restrictions are included in these statistics.

*Real Estate Information provided by
May Hamilton, Royal LePage Coast Capital*

DPECA MEMBERSHIP CANVASS

At the AGM in March - Al Catterall, Carl Fuss, Mike DeYoung, Ken Taylor, Keith Boddaert, Eva Fell, Julie Bailey, Colin Ross, and Arnie Weatherhead volunteered to canvass throughout our neighbourhoods. Our sincere thanks to these volunteers for their time and effort. Well Done.

A big "Thank You" to the 119 households who have renewed their annual \$25 membership fee to date.

If you were not home when the canvasser called, please complete the bottom of the blue letter that was left at your door, or complete the form in this newsletter, and send in your \$25 cheque to the Association. Your Association appreciates your support.

Marg Leatherdale Chair, Membership Committee
655-9678

DPECA EXECUTIVE 2008-2009

President:	Mike Woods	655-6484
Vice President:	Arnie Weatherhead	656-9381
Secretary:	Cheryl Jones	655-9221
Treasurer:	Joyce Nordlund	656-8815
Membership:	Marg Leatherdale	655-9678
Covenant Control Committee:		
	Lisa A'Hara	654-0227
	Richard A'Hara	654-0227
Design Review Committee:		
	Richard Nordlund	656-8815
	Mike Woods	655-6484
	Peter Jones	655-9221
Newsletter:	Arnie Weatherhead	
Municipal Liaison:	Colin Ross	656-9912
	Bryan Bailey	656-7104
Directors at Large:	Werner Bink	655-3899
	Springfield Harrison	655-0764
		654-0048

MEMBERSHIP APPLICATION

Name: _____

Address: _____

Postal Code: _____

Phone Number: _____

Email (optional): _____

\$25 Household Membership

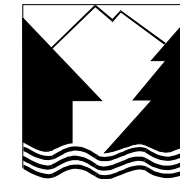
Fiscal year April 1, 2008 – March 31, 2009

Please do not send cash through the mail.

Cheque payable to:

Dean Park Estates Community Association

Mail to: **DPECA, PO Box 52021,
Sidney, BC V8L 5V9**



**DEAN PARK ESTATES
COMMUNITY ASSOCIATION**

JUNE 2008

NEWSLETTER

NO.64

WHAT'S HAPPENING ON FOREST PARK DRIVE??

Since November 2005, DPECA has been writing letters and making presentations to the School District and to North Saanich Council in an effort to have the new school building positioned on the property to provide direct access from East Saanich Road. This building location would have kept school traffic off of Forest Park Drive and eliminated the inevitable traffic congestion that will occur on Forest Park Drive at student drop-off and pick-up times. DPECA's traffic concerns were ignored.

After the School District's decision was made to site the school in its current position, with all access off Forest Park Drive, the Traffic Advisory Group of DPECA appeared before North Saanich Council, on several occasions, and presented the need for three safety improvements around Kelset School:

- a bicycle lane on Forest Park Drive;
- removal of vehicle parking on the north side of Forest Park Drive adjacent to the school; and
- a supplemental parking lot to mitigate the student drop-off and pick-up traffic congestion that will inevitably occur on Forest Park Drive adjacent to the school.

North Saanich Council has refused to correct any of these three safety concerns. North Saanich Council has only agreed to "monitor" the traffic situation, against a list of "performance measures", for the first year of school operation.

This "head in the sand" approach by North Saanich Council is totally irresponsible, on the part of four members of Council (a majority vote). This decision could place the District (the taxpayers) in a position of liability in the event of any vehicle crashes or pedestrian injuries

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resulting from Council's failure to act on any of the three safety concerns raised by the Association. In simple terms: Council knew about this unsafe situation - did nothing about it – therefore Council is responsible.

In the meantime, please drive very carefully past Kelset School at all times.

Richard Nordlund, P.Eng., M.C.P.
Traffic Advisory Group 656-8815

ANNUAL GENERAL MEETING REPORT March 18, 2008

Approximately 85 residents attended the Annual General Meeting of the Dean Park Estates Community Association on March 18 at the Presbyterian Church hall on East Saanich Road.

The minutes of the 2007 AGM were reviewed and approved; reports were presented from the Membership, Covenant Control; Municipal Liaison; and Design Review committees. The Treasurer reviewed the financial expenditures for the past year. Councillor Peter Chandler reviewed the Kelset School/Forest Park Drive traffic situation and explained the "performance measurement monitoring" process that North Saanich Council will follow during the first year of school operation.

The Treasurer presented next year's budget which included the cost of publishing four newsletters. The budget was approved. This budget will require 191 paid memberships to cover annual operating costs.

Volunteers to assist in the annual door-to-door membership canvass were requested and seven members volunteered to assist Marg Leatherdale in the April/May annual membership canvass.

The DPECA Directors for April 1, 2008 to March 30, 2009, were elected. They included current directors and new volunteer Werner Bink.
Cheryl Jones, Secretary
655-9221

DESIGN REVIEW COMMITTEE

The DPECA Executive has the responsibility to approve all plans for new house construction, additions to existing houses and any new accessory structures (such as: garden sheds, garages, pools, and raised decks), to ensure that they are in compliance with the Schedule of Restrictions that is registered on each property title.

The process followed by the Design Review Committee is as follows:

1. Receive three copies of the proposed building plans;
2. Initial check for compliance with the Schedule of Restrictions; - proposed use, maximum roof height, and exterior finishes.
3. Prepare and deliver a letter, with photocopies of the proposed plans, to the immediate neighbours;
4. Receive and resolve any neighbourhood concerns; and
5. Approve (stamp and sign/date) three copies of the final construction plans. Return two of the copies to the applicant (who then proceeds to the Municipality for a building permit) and keep one copy for the DPECA plan records.

This neighbourhood information process only happens in Dean Park Estates. This process advises adjacent residents of the type and the extent of construction activity that will be taking place, and ensures that the quality and character of the neighbourhood is maintained.

If you are planning any exterior changes to your property, please contact the Design Review Committee for approval prior to approaching the District of North Saanich for permits. The DPECA approval process requires at least two (2) weeks to allow time for neighbourhood consultation.

Richard Nordlund 656-8815
Mike Woods 655-6484
Peter Jones 655-9221

DPECA WEBSITE DEVELOPMENT

A good two-way channel of communication is essential for any citizen group. With this in mind and noting the high-profile issues under discussion by the Dean Park Estates Community Association, at the Annual General Meeting in March 2008, I offered to establish a DPECA web-site.

The intention of a "DPECA Website" is to have a single point of contact for anyone wanting information about the Association, the Dean Park Estates community and any issues currently under discussion. It would build on the existing written material being generated by the DPECA directors. It might also accept feedback from visitors.

Three web pages have been constructed that include the bylaws, Schedule of Restrictions, design guidelines, list of directors, newsletters, maps and some other background information. Yet to be added is detailed information on the Kelset School traffic and parking situation and the Panorama Recreation Center re-development.

The web site is at: <http://members.shaw.ca/stellargps2/DPECA/>

The existing DPECA web site is only partly functional and begs for some technical troubleshooting on the deployment side. **Any volunteer who can assist with the technical details or knows someone who can help with this would be greatly appreciated.**
Springfield Harrison, 655-0764 stellarGPS@shaw.ca

THANK YOU, ARNIE!!

After almost 8 years on the Executive of the DPECA as publisher of our Newsletter, Arnie Weatherhead will be "stepping down" at the end of June. This is Arnie's last DPECA Newsletter. Our sincere thanks to you, Arnie, for the time and effort you have contributed to our community. You will be missed.

The publisher of the newsletter is a member of the DPECA executive. The position involves attending approximately 10 executive meetings a year, gathering the articles for each of the four newsletters, taking them to the printer, and then taking the newsletters to the post office for distribution.

If you are interested in helping out with this position, or if you are interested in being a member of the executive, please contact the secretary, Cheryl Jones, at 655-9221.