

OUR WEBSITE: www.dpeca.ca

We are united by our residency in Dean Park Estates, a beautiful and unique development in one of the most fortunate municipalities in BC. Our DPECA website is a single point of access for all sorts of information about the Association. Much of the website content relates to the explanation and interpretation of the guidelines regarding maintaining property appearance and subdivision standards which is attached to the title of all properties in the development. As parties to those title covenants we're all obliged to observe them, out of respect for our neighbours' expectations.

Questions often arise about these subdivision standards and our website is a great resource to get most of those questions answered. The DPECA website also includes Notices, Bylaws, Real Estate Signs and Design Guidelines that pertain to this subdivision. As well there are copies of current and past Newsletters, links to related websites and a Membership Renewal Form.

A new page has been added recently for information relating to the possible sale of Dunsmuir Lodge by UVIC. In November 2010, DPECA urged the creation of park status for the eastern portion of the Dunsmuir lands. The letter to local politicians and the related map are available on the Dunsmuir Lodge page.

Lastly, but very importantly, we encourage feedback from Dean Park Estates residents and there is an email link for this. Your Directors really appreciate your comments and feedback. Incoming messages are referred to the Executive Committee for responses, bearing in mind that we are all volunteers with busy lives. Tell us why you enjoy life in Dean Park Estates and help us to improve that experience!



DPECA EXECUTIVE

April 1, 2010 – March 31, 2011

President:	Mike Woods	250-655-6484
Secretary:	Cheryl Jones	250-655-9221
Treasurer:	Joyce Nordlund	250-656-8815
Membership:	Ivy Anderson	250-656-7720
Design Review:	Richard Nordlund	250-656-8815
	Peter Jones	250-655-9221
Municipal Liaison:	Colin Ross	250-656-9912
Directors at Large:	Werner Bink	250-655-3899
	Mike De Young	250-654-0757
Web Site	Springfield Harrison	250-655-0764

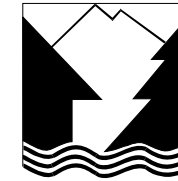
The 23rd Annual Dean Park Garage Sale!!!

Saturday, April 16th from 9 am until 2 pm
(Back up date if it snows: Saturday, April 30th)
Can't get your car in the garage? Don't despair!

Sell all your clutter or buy more at the
Annual Dean Park Neighbourhood Garage Sale
Sponsored by Paul Mitchell Construction

To register call 250-656-3543

We are not responsible for weather conditions!



DEAN PARK ESTATES
COMMUNITY ASSOCIATION

MARCH 2011

NEWSLETTER NO. 70

ANNUAL GENERAL MEETING

The Annual General Meeting of the
Dean Park Estates Community Association

will be on

Tuesday, April 5th, 2011 at 7:00 PM at the

Saanich Peninsula Presbyterian Church
9296 East Saanich Road

Corner of East Saanich Road & Willingdon (Airport) Road

Mayor Alcie Finall will be our guest speaker.
Please bring your completed registration form
and the \$25 membership fee to the meeting.

DPECA WORKING FOR YOU

Dean Park Estates residents know a good thing when they see one – which is why they bought their home in Dean Park Estates. For many of us our property is one of the largest personal investments and it is only logical that we try hard to protect its value. Our residents have spent a great deal of effort and money over the years to ensure that Dean Park Estates always presents itself as a highly desirable residential location – in simple terms, a classy place to live. This implies that certain high standards of appearance are maintained and safeguarded. Every owner in Dean Park Estates is aware of these standards and has an interest in maintaining them – after all, that is what protects the value of our investment.

DPECA exists to assist property owners in their efforts to maintain the high standards that are characteristic of Dean Park Estates. The key is cooperation of all owners in Dean Park Estates – if everybody maintains a classy property, the entire area is automatically “classy” – with an obvious effect on property values.

NORTH SAANICH MUNICIPAL NEWS

1. Abbeyfield housing development proposed for 34 acres located across East Saanich Road slightly north of Kelset School grounds: This property was targeted by a developer some years ago and was denied as it is ALR land.
2. The sale of Dunsmuir Lodge: Members of the DPECA Executive Board met with MLA Murray Coell concerning retaining public access to the walking trail and the lower parking lot. Also, Mayor Finall has met with President Turpin at UVIC about this same concern. The agreement between UVIC and the Pauquachin Band expires in May 2011.
3. The McTavish interchange is on schedule to open March 2011. Some residents have expressed concerns about the confusing signage that is starting to appear at the interchange.
4. The secondary suites one year pilot project in the south east quadrant area (not including Dean Park Estates) is now underway. We know that some DPECA owners have secondary suites which are not permitted under the covenants. As North Saanich explained in their Winter 2011 Newsletter, an illegal suite "may result in law suits as well as house insurance issues, fire and emergency response problems and difficulties at sale or refinancing of the residence."
5. Outdoor burning is not permitted in Dean Park Estates due to the danger of a hill side wild fire. "Chimeneas" are now permitted provided a permit is obtained from the North Saanich Fire Department.
6. Panorama's 2011 budget will show an increase of 9.9% over 2010. This will result into an increase in property taxes.
7. We will soon be able to watch our council meetings on the internet. An important feature is that the video recording will be linked to the agenda so search time is greatly reduced.
8. Borrowing practices by previous councils have brought our municipal debt to its maximum level without a referendum for any future borrowing.
9. Water usage continues to decline within North Saanich due to the conservation practices of residents. However, since the production of water is mostly a fixed cost, rates will go up in spite of the drop in usage.

VICTORIA INTERNATIONAL AIRPORT • NOISE REPORT •

A DEPCA Director was invited to attend the VAA Noise Management Committee meeting on 16 December 2010. This group meets twice yearly to review the latest Airport noise incident reports and discuss any related issues and abatement practices.

Noise incidents are tracked by many categories (aircraft type, geographical area, operations type and type of noise problem) and the data for 2010 shows a significant reduction in complaints over 2009 in almost every

category. Although pleased with the recent data, no one at the meeting could point to an obvious reason for the reduction although better public education and a few operational changes were hypothesized. It was agreed that Citizen Representatives will be added to the Committee through a Municipal nomination process.

The VAA website is at <http://www.victoriaairport.com/> and noise complaints can be made online or to the VAA Noise Hot Line 250-953-7508.

UPDATE ON TREE BYLAW

"Contrary to the impression created in the media, Mayor and Council have not enacted a new Tree Bylaw. The current Tree Bylaw #935, adopted in 1999 and last amended in 2007, is the only tree bylaw in effect. A new draft was presented to the previous Council in 2007. Council has reviewed the results of the 3 years of extensive public consultation which followed, and is reassessing the draft bylaw in light of public input. Until this is done there will be no change to the Tree Bylaw." (*North Saanich Now Newsletter; Fall/Winter 2010*, North Saanich Municipality)

LOOKING FOR STUDENT HELP AROUND THE HOME?

Periodically Dean Park Estates home owners ask the Executive Board if they know of where to locate student help for small jobs around the home ranging from yard work, to indoor cleaning, to shovelling snow on rare occasions. Here is one source that might be of help to you: The Beacon Community Services Youth Employment Program (YEP) is located at the SHOAL Centre (10030 Resthaven Drive, Sidney). The Beacon Community Services web site had this to say about their youth service program:

"YEP is a community-sponsored program that provides opportunities for training, work and volunteer experiences that support future successful careers."

"Teens get to choose their own level of participation, attend workshops and courses, earn their own money and learn the value of effective communication, networking and community involvement."

"YEP provides clients with quick and affordable help around their homes or businesses, and assists seniors who are physically limited or financially compromised. On-call, paid work experience is available in a variety of fields, including: yard maintenance, painting, carpentry, computers, household technology, clerical tasks, indoor cleaning, pet care, companionship, baby-sitting and more..."

Students ages range from 14 to 18 years old. For more information contact Sarah Cameron, YEP Coordinator at the SHOAL Centre. **Phone: 250-656-5537; E-mail: scameron@beaconcs.ca**

DEAN PARK ESTATES REAL ESTATE REPORT

Thirty-eight (38) homes were sold in Dean Park Estates from January 1 to December 31, 2010. Selling prices ranged from \$540,000 to \$1,210,000 with an average selling price of \$719,930. The properties that sold were on the market for an average of 53 days.

From January 1 to February 18, 2011 three (3) homes sold in Dean Park Estates with an average selling price of \$604,333. These properties were on the market for an average of 31 days.

As of February 18, 2011 there were 19 properties listed for sale in Dean Park Estates. The list prices of these homes ranged from \$645,000 to \$2,095,000. The homes currently for sale have been on the market for an average of 84 days.

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 Realty. Telephone: 250-477-5353.

MEMBERSHIP

The DPECA year runs from April 1, 2011 to March 31, 2012, which means that the annual membership fee of \$25.00 per household is now due. We had a substantial increase in new members last year, and look forward to another favourable response to our present appeal. There are almost 800 households in Dean Park Estates, and we are becoming a strong influential voice in North Saanich Council decisions that concern our unique community. It is most important that DPECA has a large number of paid up members [interested taxpayers], as this will make a greater impact. The membership fee covers the cost of mailing newsletters, the DPECA web site [www.dpeca.ca], photocopying, hall rental for the Annual General Meeting, and costs relating to assisting residences with questions about our covenants.

A CALL FOR DPECA VOLUNTEERS

A few residents have devoted time and efforts to help maintaining the quality of life in Dean Park Estates by serving on the executive of DPECA. There is no personal gain involved other than the knowledge that this service is a contribution to the efforts to make Dean Park Estates a highly desirable place to live. There are a number of vacancies on the DPECA executive – volunteers would be very welcome.