



Dean Park Estates
Community Association
<https://www.dpeca.ca>

March, 2024
NEWSLETTER No. 90

NEW BEGINNINGS!

Spring seems to have finally arrived. It is wonderful to see everyone's gardens starting to bloom and to have some sunnier and warmer days at last. It is great to see more residents out walking and stopping to chat with neighbours while enjoying this beautiful community.

This is also a time of new beginnings for our association following the positive response from our residents at the Special Meeting held in February. Ninety percent of those who voted wanted DPECA to continue and not to dissolve. Also, ten residents volunteered to join our Executive. Both these things mean that the association can continue to represent

New Benefits of DPECA Membership Coming Soon!

The DPECA Executive is working to provide our residents with additional benefits for being paid members. We are exploring partnerships with responsible, local companies who provide services that DPE residents use. We are asking that they give a discount on their usual prices (typically 10%) if a resident is also a paid member of the organization.

These programs will save members money but also provide an incentive to support the association by paying annual dues. If we have more members, we have more credibility with local governments when we represent you. We would also have more funds to DO MORE for you - like sponsoring community events, block parties, and other activities that will help build even more positive community feeling in our neighbourhoods.

We will discuss this more fully at the Annual General Meeting. Stay tuned! Everyone wants to save a little money in the current economy, and we think these programs will be a win/win/win. Good for our residents, good for local businesses and good for the association too! Can't beat that!

Here is what DPECA is working on for you:

In addition to communicating with you about important community issues, we are also working on these other concerns.

- Continuing to press the B.C. Parks Dept. to do MORE to reduce the wildfire hazard in LAU, WELNEW/John Dean Park. Much debris has now been burned off and hazard trees evaluated for removal.
- Encouraging residents to utilize FireSmart resources to reduce danger of fires in the area this summer.
- Monitoring provincial changes to housing policy to evaluate the possible impact on DPE.
- Continuing to work with the District on traffic safety issues, including lighting, stop signs and speeding, especially near Kelset School, and
- starting some new partnerships with reputable local businesses to get discounts on goods and services for members of DPECA.

There is more information on most of these issues in this newsletter but also on our website. <https://www.dpeca.ca> Your comments and ideas are welcome. Please use the Contact Us form on the website. We will continue to communicate with you via our email distribution list - IF we have your email.

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DEAN PARK REAL ESTATE REPORT

2023: There were 26 homes sold in Dean Park Estates from January 1 to December 31. Selling prices ranged from \$990,000 to \$2,200,000 with an average selling price of \$1,492,272. The properties that sold were on the market from 6 days to 115 days (average time on the market of 39 days).

2024: So far, there have been 5 sales (including pending) from January 1 to March 20. These 5 homes sold with an average selling price of \$1,213,333. Average time on the market averaged 41 days.

As of March 20, there are 10 properties listed for sale in DPE. The list prices of these homes ranged from \$1,169,800 to \$2,249,000. The average list price in this area was \$1,648,870. The homes currently for sale have been on the market for an average of 34 days.

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

Real Estate Information provided by Lisa Dighton, RE/MAX Camosun. Telephone: 250-744-3301 or 250-656-655-0608. lisa@lisadighton.ca

Get your FREE FireSmart Home Check-up

This is a great time to prepare for those hot days of summer and reduce potential the fire risk. North Saanich Fire Department staff will visit your home and do an external inspection in order to provide expert feedback. They will identify specific issues related to wildfire risks like cedar shingles, dead trees, firewood piles, and propane tanks that are too close to the home. To request a personal site visit, call the North Saanich Fire Department at 250-656-1931 or email firedepartment@northsaanich.ca.

DPECA is always looking for volunteers!

Love the place you live? Want to help our area stay as beautiful as it is? Want to create even more community spirit in the neighbourhood? So does the team at DPECA and we would love to have your help. Use the Contact Us link on our website <https://www.dpeca.ca>. Share your ideas for improving things and how you might contribute and we will get back to you ASAP. We look forward to hearing your suggestions!

DPECA ANNUAL GENERAL MEETING

The DPECA AGM is scheduled for **Wednesday May 1 at 7 p.m.** at the McTavish Academy of Arts (located at 1720 McTavish Road, in North Saanich). We will announce our Guest Speaker on our website soon. A main theme of the evening will be Wildfire Prevention and we will discuss the on-going efforts to reduce the risk of wildfire in LAU, WELNEW / John Dean Provincial Park. A fire there would pose a tremendous risk to the lives and properties of our residents. As well as our usual AGM business, we will be officially electing our Executive Committee, including the new members who volunteered in February. Come along and meet them in person. We hope to see you there!

Dean Park Annual Garage Sale - April 20, 2024

The Annual Garage Sale is set for Saturday April 20 from 9 am - 2 pm. We will advertise it on local media, and on Facebook and other community groups. RCMP will be alerted to provide traffic support if needed.

This year we will be trying something new. As a service to our paid members and to the public, we will be creating a map of the homes of our paid members who are having a sale. We hope this will reduce traffic to streets where no one has a sale and increase the number of buyers for those who are marked on the map. Use the Contact Us page on our website to let us know you plan to have a sale and the Membership page to pay your dues. Oh, and cross your fingers for good weather!

If you haven't already paid for **January 1, 2024 – December 31, 2024** your **\$25 Annual Household membership fees are now due.**

DPECA needs the support of ALL DPE residents.

Dean Park Estates Community Association
MEMBERSHIP APPLICATION or RENEWAL

Name: _____

Address: _____

North Saanich, B. C. Postal Code: V8L-_____

Phone: _____ email: _____

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

Include your Cheque payable to: DPECA.

OR

You can save paper, stamps and the environment by paying your membership dues on our website - <https://www.dpeca.ca>

Click on Membership, then on the "PayPal" link.

(You don't have a "PayPal" account, you can use a credit card on the PayPal site.)