



HilltopNews

C O N N E C T I N G N E I G H B O U R S

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

Have some Cake and Celebrate at the AGM!

Come out and meet your neighbours!

Members of the British Properties Area Homeowners Association, all residents of the neighbourhoods above the Upper Levels Highway, Candidates for West Vancouver District Council and West Vancouver School District and other community leaders are all invited to attend the 2011 BPAHA AGM.

ANNUAL GENERAL MEETING

of the British Properties Area Homeowners Association

Sentinel Secondary, 1250 Chartwell Drive

Wednesday, October 26, 7 pm

Meet your neighbours and find out more about the BPAHA and the history of West Vancouver and its neighbourhoods.

Notice: An amendment to the BPAHA bylaws will be presented that will reduce the minimum number of board members from 10 to 6. See Page 3.

Highlights: Presentation of Community Awards, Community information displays and BPAHA social.

GUEST SPEAKERS AT THE AGM

- James McLean, President British Pacific Properties
Topic: BPP and 80 years of Development in West Vancouver
- West Vancouver District Councillor Trish Panz, Acting Mayor

Candidates welcome

We invite each candidate competing for a seats on West Vancouver District Council or West Vancouver School Board to attend our BPAHA AGM and meet the British Properties and Upper Lands constituents.

We encourage Upper Lands residents to take exercise their right to vote on Saturday, November 19. For information on the election check out westvancouver.ca/level3.aspx?id=130.

The list of candidates will be available after October 14

Happy Birthdays all around

Join us for cake and a celebration of British Pacific Properties 80 years of activity at our AGM.

We would also like to extend congratulations to West Vancouver Baptist Church, celebrating 90 years. Story Page 5.

In This Issue:

President's Message:	Your Voice	Page 2
Editorial:	A Fall To Soon	Page 3
Looking Back:	British Pacific Properties	Page 4-5
Health:	Italy Prize Benefits Library	Page 6
School Days:	New Roundabout	Page 7
Membership:	Registration Form	Page 8

WHO is this thoughtful lady in the big hat? Find out on Pages 4-5 and attend the AGM on October 26 for more information about British Properties personalities of the past 80 years.



TO DO THIS FALL:

- Vote at the November 19 election.
- Take a walk on the Brothers Creek Trail
- Join the British Properties Area Homeowners Association!

Your Voice Connecting the Neighbourhoods



Dear neighbours from Glenmore to Cypress Park Estates,

As we approach the end of 2011, we can reflect on a year that has brought challenges to our association that will require your support. Although we have slipped in membership recently, our neighborhood is growing. There is great potential for added membership, which will provide us with stronger representation within our municipality's political system. Our homeowners association can act as a catalyst, generating a strong, healthy neighborhood working within the larger community of West Vancouver towards a common goal.



One of our objectives is to be in a better position to manage how the municipality is utilizing our tax dollars. We want to have a strong voice in guiding how our neighborhood is taken care of. Having said that, I would like to respectfully announce my candidacy for West Vancouver District Council. Our neighborhood definitely needs a friend in the council chamber.

Please remember that you have a board of directors at your service and I urge you share any questions, suggestions or complaints with us so we can more effectively represent our neighborhood's objectives at the municipality. We, the BPAHA Board of Directors, are deeply committed to listening to our association members' concerns and cooperating strategically with the Municipality to address priority issues that are important to the well being of our members and our very neighborhood.

But it all starts with a strong membership. So please do not hesitate to call your friends and neighbours and invite them to join the British Properties Area Homeowners Association.

I'm looking forward to meeting many of you on October 26 at our BPAHA Annual General Meeting, 7 pm, at Sentinel Secondary,

Max Nikpay, President, BPAHA

BRITISH PROPERTIES AND AREA HOMEOWNERS ASSOCIATION

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that an annual general meeting of the members of the Society will be held at Sentinel High School, 1250 Chartwell Drive, West Vancouver on October 26, 2011 for the following purposes:

1. To receive and consider the Society's financial statements for the financial year ended October 31, 2011 as available at bpaha.org;
2. To elect the directors of the Society for the ensuing year;
3. To authorize the Directors to engage Auditors and set their remuneration as they deem advisable;
4. To consider and, if deemed appropriate, pass, with or without variation, a resolution amending By-law Part III, 14 to change the minimum number of Directors from ten (10) to six (6) and the maximum number of Directors from fifteen (15) to twelve (12) ;
5. To transact such further and other business as may properly come before the Meeting and any adjournments thereof.

DATED at West Vancouver, British Columbia this 26 day of October, 2011

By Order of the Board of Directors

M. Max Nikpay, President

2

INTRODUCING OUR CUSTOM HOME BUILDING DIVISION



British Pacific Homes is the recently renamed home building division of British Pacific Properties, part of West Vancouver since 1931. The division builds luxury custom homes for private clients. Consider the advantages of dealing with a well-established, highly experienced builder of exclusive homes. For further information, please call **604.913.8318**

BRITISH PACIFIC PROPERTIES LIMITED
PART OF WEST VANCOUVER SINCE 1931

Fall Colours
Inside or out...
Bring the warmth and glow of autumn to your home

West Van Florist
Home & Garden

1821 Marine Drive, West Vancouver, BC, V7V 1J7
www.westvanflorist.com ~ 604.922.4171

Letter from the Editor



Fall is traditionally a time of new beginnings: new schools, new friends and new projects. It's also the season when our thoughts turn more to reflection and indoor activities. As I write this, rain is pouring down, demolishing what is left of my flowers and tomatoes. A big pot of harvest vegetable soup is simmering on the stove waiting to be accompanied by

a crusty baguette. After a cold, wet spring and a summer that almost never was, autumn seems like a friend who has arrived at the party a little too early. I'm not ready yet for cold nights, short days, and grey skies. When the weather is fine, fall is my favourite season after summer – the colours are intense, the light is golden, and there is a glorious crisp scent in the air with the promise of the holiday season to come.

Food for thought

The natural beauty of our surroundings is a gift, but not one that can be taken for granted. I am increasingly aware of the number of trees being cut down, and indigenous plants, older flower and vegetable gardens being razed in favour of unnaturally green lawns and exotic shrubs. It gets harder every summer to find blackberries and salmonberries to pick and eat, or to bake into luscious desserts. Parts of the British Properties look positively bare. Beauty is part of what attracts people here, but it is fragile. What is the point of making the Upper Lands look like every other suburb in North America if you take away the views? I do not want to see that happen as it has in so many other places. Fortunately, food gardening and sustainability is catching on in schools. West Vancouver Secondary is offering an urban agriculture credit course this fall with support from Vancouver Coastal Health-North Shore for purchasing an apiary and supporting garden expansion. That is definitely a move in the right direction.

If progress is inevitable, more traffic and fewer common courtesies come with it, or so it seems. A recent trip to the new roundabout at Cross Creek Rd. and Chartwell Dr. showed that while people are appreciative of the effort put into making traffic safer for cars and pedestrians, too many people either don't know, or don't observe, the rules of the road. This issue of *Hilltop News* contains some useful tips for using roundabouts, but I would also urge that people simply SLOW DOWN and stay off their phones while driving. Unless you are in a true emergency situation, there is little in life that can't wait a few minutes.

Valerie Gregory is a writer, editor and educator.



Inaugural North Shore Kidney Run
"Closes the Gap"



The first-ever competitive 5k/8k North Shore Kidney Run was held Sept. 25th at Ambleside Park. The event, which was a part of The Kidney Foundation of Canada's 2011 Kidney Walk campaign, was a huge success, raising close to \$10,000. The goal of the North Shore Kidney Run was to increase awareness of the need for more organ donors, and to encourage participants to be "Kidney Heroes" and save lives by "Closing the Gap" between the 85% of British Columbians who say they believe in organ donation, and the 17% who have actually registered to be organ donors.

The run was sponsored in part by CIBC and featured entertainment by North Vancouver's Freddie Fudpucker and his Rolling Clones band, great food, and a silent auction. Attendees included run honoree and CIBC executive Chris Oullette, and local actress Jessica Parker Kennedy, of *Smallville*, *The Secret Circle* and *50/50*. Kidney disease has significantly impacted the families of both Chris and Jessica.

Over 200,000+ British Columbians have, or are at risk, of developing kidney disease. Of these, 2,500 are currently on dialysis, with most awaiting or hoping for a new kidney. The wait time is 5-10 years, depending on the patient's blood type. Sadly, many patients can't hang on that long.

For more details about the North Shore Kidney Run, please visit www.northshorekidneyrun.ca



Neil R. McIver, Director, Wealth Management
Tel: (604) 678-6561

Visit mciverwealth.com for a free subscription to the coveted *High Net Worth Journal*



MCIVER WEALTH MANAGEMENT
CONSULTING GROUP

British Properties Resident for over 30 years

Richardson GMP Limited is a member of CIPF.

Celebrating 80 Years on the Hill



2011 marks the 80th anniversary of the incorporation of British Pacific Properties Limited (BPP) – the company that gave its name to our Upper Lands neighbourhood. Since that time, the history of the company has been intertwined with that of the community.

A brief history of the Properties

The Great Depression threatened the District of West Vancouver, like many other municipalities, with bankruptcy. An answer was found in the person of A.J.T. Taylor, a Victoria engineer turned real estate promoter. In 1931 he convinced Britain's Guinness family to acquire 4,700 acres of the Upper Lands

in exchange for a commitment to make \$1 million in improvements over the next five years. Shortly thereafter, the company began construction of the Lions Gate Bridge, which would cost close to \$6 million, and make the North Shore a convenient trip from downtown Vancouver.

The first plans for the British Properties, originally named Capilano Estates, were drawn up in 1933 by the Olmstead Brothers, a renowned Boston firm of landscape architects responsible for such distinctive city landmarks as New York's Central Park and Montreal's Mount Royal Park. An early feature of Capilano Estates was the Capilano Golf and Country Club, which BPP sold to its

members in 1955. In the 1950s, BPP also developed Park Royal, Western Canada's first auto-oriented shopping centre, to enhance the appeal of moving to new homes in the Properties.

Since then, British Pacific Properties has created neighbourhoods for over 4,500 homes to the west of the original Capilano Estates. These include Westhill, Whitby Estates, Chartwell, and Canterbury. As a group these homes are probably the largest source of the District's tax revenues today.

Community master planning and development continues with Rodgers Creek, a 215-acre series of four new residential neighbourhoods. Still further west in West Vancouver's Upper Lands, construction of a new village centre on the Cypress Bowl access road will help carry British Pacific Properties towards its centennial and beyond.

More recently, in order to better control the quality of design, construction and sustainability, BPP has evolved from a strictly land development company into custom home building. Named British Pacific Homes, this division – one of the largest custom home builders in BC – takes pride in working with some of the top architects in the province, like Creekside Architects, who designed the BPP home that recently won the title of "Best Single Family Home" at the 2010 Urban Development Institute Awards.

4



ABOVE LEFT: The start of Park Royal Shopping Centre, photo courtesy West Vancouver Archives. 49.039.WVA.BPP; ABOVE RIGHT: BPP's Gerald McGavin.

Phone: 604-985-2212
Fax: 604-998-1057



Velle's North Van Furniture Ltd

Hand Made Custom Furniture
Re-upholstery & Remodeling

1076 West 3rd Street
North Vancouver, B.C., V7P 3J6
sales@vellesfurniture.com

CANADA HOME ELEVATOR
www.CanadaHomeElevator.com



Retrofitting
made easy
with our
self-standing
glass hoistway

Tel: 604.971.3882
105 - 568 Seymour Street, Vancouver, BC V6B 3J5



British Pacific Properties

British Properties personalities

Some of the major people who played a vital role in the development and direction of the Properties from the 1980s onward were former Chairman **Gerald McGavin** and **Muriel May**. McGavin, who chaired or sat on the board for 27 years, was a successful entrepreneur in his own right. He was an avid philanthropist and influential business leader who assisted many of Vancouver's most prominent arts and cultural organizations. A lifelong rugby enthusiast, he supported Rugby Canada and engineered British Pacific Properties' donation of a full-sized rugby and soccer field above the Upper Levels Highway, which is now under construction and named in his honour. He received the Order of BC in 2006, which is the highest honour the province can extend to its citizens.

May was the public face of British Pacific Properties in the years after the Second World War. She was a remarkable

example of post-war female career achievement in this part of the world. Starting off as a single mother with no income, Muriel attended Sprout Shaw College in 1942 by taking a \$100 loan to complete a business course. Her natural flair for sales guided her to real estate, and by 1947, she took over as lead sales representative for BPP where she became known for her witty advertisements and oversized hats.



RIGHT: One of the Muriel May ads promoting BP real estate..

90 Years for West Van Baptist

The congregation of West Vancouver is celebrating its 90th anniversary with 90 days of events ending in December with a re-enactment of the once popular Walk to Bethlehem. Residents of the community are welcome to attend.

The church began in 1921 with meetings in the one-room Ambleside Hall at the foot of 14th St.

A building was erected on 15th St and Duchess and in 1924, the church was officially formed with 27 charter members.

The last remaining member of that first congregation, Evelyn Meade (nee Colpitts), passed away earlier this year.

After many additions to the original structure, a new church was built onsite in 1949. The congregation continued to grow and in 1966 the sod was turned for the building of the current church on Mathers near Hadden Drive. With its four panel paraboloid roof and western modernism style, under a forest canopy, the wooden building was soon listed in West Vancouver's book of significant architecture.

For more information about the array of celebration events that residents can participate in, check out www.westvanbaptist.com.

How safe is your home, your workplace



Health Canada, the US Surgeon General, EPA, and WHO agree: **Radon gas is the leading environmental cause of lung cancer.**

Protect your family, your employees, and be sure to test.

We recommend the most effective type of device – a continuous monitor that is easy and inexpensive, the **Pro Series 3 Electronic Radon Gas Detector.**



Available to purchase online at: www.radongasdetector.ca



Foundation's 25th offers Passport to Italy



...AND CHANCE TO WIN VESPA TO BENEFIT LOCAL LIBRARY

It's a *Viva Italia* party! The West Vancouver Memorial Library Foundation, which is the fundraising arm of the West Vancouver Memorial Library (WVML), has been going strong for 25 years. Momentum continues to build with the recent unveiling of ***A Passport To Italy!***, a delicious evening of international food, fun, and fundraising celebrating the foundation's anniversary while raising money for an exciting new teen area to be created on the library's upper floor in 2012.

La dolce vita

This evening of *La Dolce Vita* will include Italian wine tasting, regional cuisine, a live opera performance, a literary showcase, a fashion show, a wine auction, a *Piece of Italy* prize game, gelato fresco, an espresso bar, and other surprises along the way. Hint: Varoom! Someone will be going home with a Vespa (*Piaggio Fly 50 Scooter* - \$2,800) for the grand prize draw. Bella Fantastico! It is just one of several prizes up for grabs during an evening for those with good taste, good humour, and a penchant for philanthropy.

The soirée takes place at 7 p.m. November 4. Tickets, available exclusively through the library's Foundation office (604 925-7425 or www.westvanlibrary.ca, cost \$125. They are going fast with a capacity crowd of about 275 people expected.

"People love the idea of an international night at their library. This is going to be a very special evening," promises WVML Foundation Board Chair Nicole Brown.

New Multifunctional Area for Teens

More than 6,000 people visit WVML each week and teens are a prominent part of the scene. They're meeting friends, researching papers, studying, using computers and listening to music. They populate pockets of the library, and they like being there.

The Youth Department is expanding to incorporate a dedicated teen area. From studying to socializing, the multifunctional area will facilitate access to the library collections and technologies. Teens will have input in the process and be invited to participate in the early development stages of planning to ensure that their place meets the wants and needs of the community's youth.

The project is estimated at \$130,000. Enter the Foundation, which is vigorously fundraising to cover a substantial amount of the cost. "The Foundation's 25th anniversary is a perfect time to celebrate, embrace new challenges, and create a fantastic place for our leaders of tomorrow - our youth. We know the community will come out to support the cause and embrace their inner Italian along the way. See you at a *Passport to Italy*. Ciao!" says Brown.



Congratulations & Good Luck!



Here are some of the students who received British Properties Area Homeowners Association scholarships last June. Past President Mary Lou Phinney Tindle presented the Personal Merit Award to Amaar Kajani, left and the Meritorious Service Award to Isabelle Chiu, above. BELOW, President Max Nipay was happy to congratulate Mulgrave School recipients John (Jack) MacPhail and Charlotte Julian.



A PASSPORT TO... *Italy!*

AN EVENING OF LA DOLCE VITA IN SUPPORT OF THE WEST VANCOUVER MEMORIAL LIBRARY

WINE • OPERA • CUISINE • ART • GELATO

November 4, 2011

TICKETS ON SALE NOW \$125

A special event in support of the West Vancouver Memorial Library Foundation
www.westvanlibrary.ca 604.925.7425

Carmelo's
 Pizzeria ■ Ristorante ■ Trattoria

Your Local Italian Restaurant
604-922-4719
www.carmelos.ca

7 Nights A Week
Lunch Monday - Friday.

Introducing...

New at Crosscreek & Chartwell



The BPAHA would like to thank West Vancouver Engineering Department and the municipality for completing the roundabout in such a timely and well designed manner. "As a resident and parent of students at Sentinel Secondary for the last 10 years I know the problems associated with this intersection...The Roundabout provides students, residents and guests to our neighborhood with safe passage through this busy intersection. The roundabout and improvements also serve as a nice entrance to the neighbourhood," said BPAHA Past President **Mary Louise Phinney Tindle**.

Rules of the Roundabout

One of the recent traffic safety improvements at Cross Creek Rd. and Chartwell Dr. includes a roundabout. A roundabout is an intersection where traffic flows in a counter-clockwise circle around a centre island.

Benefits of roundabouts

Improved road safety is one of the biggest benefits. Right angle and head-on collisions often cause serious injury when traffic is moving quickly through a normal intersection. Roundabouts provide a safer way because:

- Traffic moves more slowly through the intersection
- There are no left turns in front of oncoming vehicles
- Improved traffic flow: Drivers have fewer stops and delays, since roundabouts do not have stop signs or traffic lights
- Reduced noise and air pollution: Roundabouts improve the quality of life for people living nearby
- Slow-moving traffic makes less noise than traffic that must stop and start, speed up and brake
- Vehicles don't idle at stop signs or traffic lights. Drivers use less gas and fewer idling cars means less exhaust fumes

"How to" for drivers

1. Approach

- Reduce your speed
- Watch for signs that may help you find your exit

- Watch for people using the crosswalk, and be ready to stop

2. Yield

- Yield to traffic already in the roundabout coming from your left

3. Enter

- Enter the roundabout to your right (a counter-clockwise direction) when there is a gap in traffic and you feel it is safe

4. Exit

- Never come to a full stop in a roundabout unless traffic conditions require it
- Use your right turn signal to let others know where you plan to exit
- Exit at a slow speed, watching for people using the crosswalk.

If you miss your exit, keep going,

around until you reach it again

"How to" for cyclists & pedestrians

- Cross at marked crosswalks only. You will find them before each road reaches the roundabout
- Use the sidewalk and splitter island to wait for a gap in traffic that allows you time to cross.
- Cross one direction of traffic at a time.
- Never cross through the centre island.
- Ride your bicycle through the roundabout as a motor vehicle. Or
- Walk your bike across the crosswalk as a pedestrian.

Courtesy of the District of West Vancouver, <http://www.westvancouver.ca/Residents/Level3.aspx?id=36120>

NOW ON SALE
Rolled Remnants & Area Rugs!



BRADSHAW CARPETS

Flooring & Design

Fantastic Buys on Nylon Stainmaster
Starting at \$2.44 Per Sq. Ft.

Broadloom
Custom Rugs
Hardwood
Vinyl
Cork
Upholstery
Draperies
Interior Design

507-15th Street
West Vancouver
604-926-0413
bradshawcarpets.com

Family Owned &
Operated Since 1980

Planning to retire? Planning to invest? Do both.

If your situation permits, invest your fixed income assets in an RRSP and your equity assets in non-registered investments. This way, you may save on taxes and still enjoy a diversified portfolio.

Call us to find out how The Plan™ can help you prosper now...and over time.

TM Trademarks owned by IGM Financial Inc. and licensed to its subsidiary corporations.

MARY LOUISE PHINNEY TINDLE

B.A. B.S.C.

Consultant

marylouise.tindle@investorsgroup.com

604-986-1200

778-998-3149

by  **Investors Group**
Investors Group Financial Services Inc.

visit our website www.bpaha.org

Heroes

You don't need to look in a Marvel Comic to find a local hero. At the AGM on October 26, the British Properties Area Homeowners Association prize for Community Service will be presented to a West Vancouverite who has made a real difference in our lives. Here are a three clues to his/her identity: Trees, Streams, Hogweed.

Discover the identity of this mystery person at our annual neighbourhood gathering, October 26, 7 pm at Sentinel Secondary School.

Connecting the Neighbourhood



Dear members, neighbours and friends

On November 19th, West Vancouver will elect a Mayor and six Councillors.

As a 23-year resident of British Properties, I have a long-standing commitment to our neighborhood. Since I became president of the British Properties Area Homeowners' Association, I have kept my promise to our members and neighbors that I would address their concerns and convey their problems directly to Municipal Hall.

This year, I am running for a seat on the District of West Vancouver Council because I believe West Vancouver and particularly British Properties Area residents needs an advocate, a reliable representative and a strong voice in the Council Chamber. I believe my determination, reliability, leadership and long experience as director, treasurer, and president of the British Properties Area Homeowners' Association, will convey a positive contribution to the future of our unique neighborhood.

I consider the most important issues requiring attention are to:

- Listen to your concerns
- Be your voice at Council
- Build consensus on issues
- Manage growth and maintain the character of the area
- Evaluate and control taxes and spending
- Preserve the distinctive environmental quality of our neighborhood

I would sincerely appreciate your support on November 19. If you have any questions or comments please do not hesitate to call me at (604) 925-0833 or e-mail me at nikpay@interchange.ubc.ca or maxnikpay@shaw.ca.

Elect

Max Nikpay - West Vancouver Councillor

Paid for by Max Nikpay

8

Visit our website: www.bpaha.org

HilltopNews
CONNECTING NEIGHBOURS

Published by:

British Properties Area
Homeowners Association



P.O. Box 91504, West Vancouver
British Columbia V7V 3P2

BPAHA Executive Board

President

Max Nikpay 925-0833

Vice President

Alan Whitehead 778-280-3232

Secretary

Carol Reynolds 926-2898

Treasurer

Mark Driscoll 778 986-2100

Past President

Mary Louise Phinney Tindle 913-3149

Committees

Membership/School Board/

Heidi Inman 922-4741

Municipal Affairs/Public Works/Traffic

Mary Louise Phinney Tindle 913-3149

Neighbourhood Beautification

Mary Louise Phinney Tindle 913-3149

Neighbourhood Security

Angela Vertone 922-4555

Parks & Streams/Trees & Views

Andrew Gibbins 926-2678

Special Events

Max Nikpay 925-0833

Communications Committee

Hilltop News Editor

Valerie Gregory 925-6819

Hilltop News Reporter

Heidi Inman

Hilltop News Advertising

Alan Whitehead 778-280-3232

Web Page

Mark Driscoll 778 986 2100

Newsletter Distribution

Max Nikpay 925-0833

2011 MEMBERSHIP FORM - British Properties Area Homeowners Association

Name: _____

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

Address: _____

Email: _____ Phone: _____

Membership Fee: \$ 25.00

Hilltop News (\$5)* \$ _____

Donation: \$ _____

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

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