



BRITISH PROPERTIES AREA HOMEOWNERS ASSOCIATION

Spring/Summer 2023 News

Since 1955

Volume 67, No. 1

Formerly "The Tally Ho"

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, Rodgers Creek, Cypress Park Estates, Panorama Village



British Properties and Area Picturesque View of Lighthouse Park in West Vancouver

IN THIS ISSUE

President's Message	2	Keep Up to Date on West Van	3	Block Watch Update	6
主席致辞	2	Our Trees are Under Stress	5	社区安全措施	6
Update from Mayor Sager	3	Trees and Our Neighbours	5	BPAHA Supports Schools	8
Spring Wildlife Reminder	3	Make The Perfect Dessert	5	Support & Join the BPAHA	8

Photo Credit: Lijuan Guo, Shutterstock

Greetings Neighbours from the BPAHA President



Dear British Properties Neighbours and Friends,

I hope you enjoy this 2023 Spring Issue of the Hilltop News which is our member and community newsletter.

As you are probably aware, the British Properties Homeowners Association is a member-driven association with an active Board of Directors who annually make a commitment to do their best to encourage dialogue and stay in touch with our British Properties and Area community. The Board addresses concerns of homeowners in our area as well as keeps up to date with other West Vancouver and North Shore community organizations.

We always appreciate hearing from our neighbours and community members regarding any issues and topics you may wish to discuss. Please contact us at bpahawestvancouver@gmail.com if you'd like to discuss anything or require information on neighbourhood concerns. As the Board of the BPAHA we are here to assist in any way we can.

This past February our Board of Directors was pleased to welcome Neil Jensen as our newest board member. We welcome and thank him for his commitment to the association. Neil brings new energy and ideas to the BPAHA board, and has already set us up on Facebook.

Check us out at: <https://www.facebook.com/groups/608058470709382/>

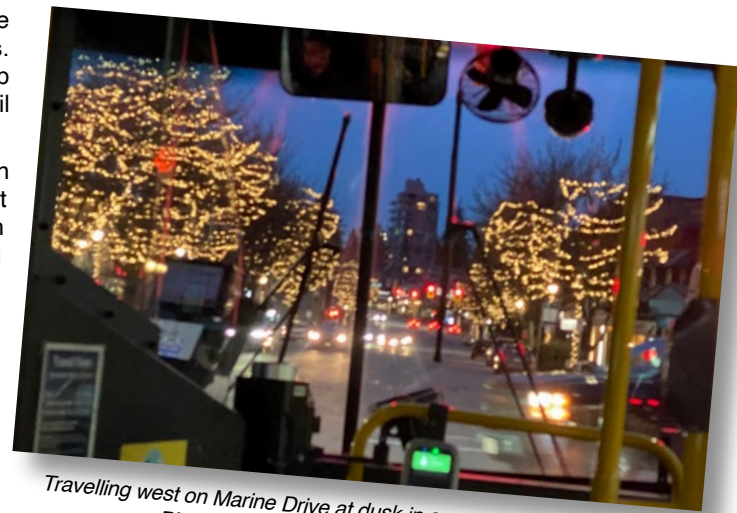
On behalf of the BPAHA, I would like to take this opportunity to welcome Mayor Mark Sager and the new West Vancouver council members. It continues to be important that we have a strong working relationship with our municipal government. We look forward to working with council this year and in future.

Last summer we had the opportunity to meet with our MLA Karin Kirkpatrick to review some of the unique circumstances we face in West Vancouver, in particular the areas above Highway #1 and in the British Properties. We discussed traffic issues and public transit, encouraging an increase in transit to the British Properties. We also discussed new real estate developments and other topics.

We are pleased to announce that a new Westhill sign will be constructed and installed soon, as well as the Camelot sign will also be rebuilt after being damaged during a winter snowstorm.

As president of the BPAHA, I thank you for supporting the membership of this association and the ongoing work of the Board. Together we welcome Spring and the warmer months ahead.

With warm regards, Heidi Inman, President, BPAHA



Travelling west on Marine Drive at dusk in one of West Van's special Blue Buses. Photo Credit: Ullrich Schade

2

来自BPAHA主席对邻居们的问候

亲爱的邻居朋友们，

希望您会喜欢我们的会员和社区时事通讯Hilltop News 2023年春季刊。

正如您可能已经了解的，British Property地区房主协会（BPAHA）是一个以会员为主导的组织，我们拥有积极活跃董事会，每年都承诺尽最大努力鼓励British Property及各社区间的对话和保持联系。董事会解决本地区房主们的担忧，与此同时与西温哥华和北岸的其他社区组织积极沟通。

我们将一如既往的感激并期望听到邻居和社区成员希望讨论的关于任何问题或主题的意见。如果您想讨论任何事情，或者需要有关邻里问题的信息，请通过 bpahawestvancouver@gmail.com 与我们联系。作为BPAHA的董事会，我们将竭尽所能为您提供帮助。

今年2月，董事会很高兴的迎来Neil Jensen成为最新的董事会成员。我们欢迎并感谢他对协会的承诺。Neil为BPAHA董事会带来了新的活力和想法，他在Facebook上为我们建立了社区群组 <https://www.facebook.com/groups/608058470709382/>

我谨代表BPAHA，想借此机会欢迎市长Mark Sager和新一届西温哥华市议会成员。与市政府保持牢固的工作关系依然非常重要。我们期待今年和未来与市议会的合作。

去年夏天，我们有和立法会议员 Karin Kirkpatrick会面，回顾了西温哥华面临的一些特殊情况，特别是1号高速公路上方和British Property地区。我们讨论了交通问题以及公共交通，鼓励增加通往British Property的公交线路。我们还讨论了有关新的房地产开发项目和其他的主题。

我们很高兴地宣布即将建造并安装一个新的Westhill 标志，同时在冬季暴风雪中受损的 Camelot 标志也将重建。

作为BPAHA的主席，我非常感谢您对我们协会及其董事会正在进行的各项工作的支持。让我们一起来迎接春天和之后更加温暖的日子吧！

诚挚的问候

Heidi Inman, British Property地区房主协会（BPAHA）主席

如需了解更多信息，请联系我们讲普通话的董事会成员Weining Xu (Lilia)，电子邮件: xu_weining@hotmail.com 电话：604-723-1232

Support your neighbourhood BPAH Association. Become a member today!

An Update from Mayor Mark Sager

I would like to express my sincere thanks to our community for giving me the opportunity to serve you. I believe we have an outstanding council and together we are working hard to make significant improvements to the place we all call home. A few of our accomplishments to date include:

- We have limited operation costs to a 2.14% increase while adding an additional 2% for capital infrastructure.
- The Place for Sport plans have been revised and improved, with new features to revitalize the location and create new opportunities for recreation and socialization.
- A memorandum of understanding has been secured with Tennis BC to build an indoor tennis and pickleball facility, which will make West Vancouver a destination for competitive sports.
- The second to last house on the Ambleside waterfront has been acquired from Jimmy Pattison at no cost to the taxpayer to preserve valuable public space.

- The Cypress Village project is in the works and community guidance is being sought.
- The Navy Jack House has been revitalized at no additional cost to the taxpayer.
- The Ferry Building revitalization work has been completed.

And last, but not least, internal changes have been made at the municipal hall to improve efficiency, with a particular impact on permitting times.

Once again, my sincere thanks

*Best regards,
Mark Sager, Mayor*



Spring Wildlife Reminder for All



A black bear enjoying a Chartwell backyard.

For the residents of the British Properties and Area, please bear in mind spring is here and all the wildlife is now very active! And the local rules we have in place do not change for each season.

Put your garbage out the same day as your scheduled pickup – not the day or the night before pickup. If you see unattended garbage attractions left near homes or construction sites, please report this to the District at: Bylaw and Licensing Services: 604-925-7152.

For those living near creeks, cougars and lynx like this environment as this is where they live. Please be careful with your pets and children when outdoors in these areas as they could be at risk, especially small dogs, cats and young children.

Help do your part by keeping our wildlife safe.

Keep Up to Date on West Van Initiatives

Sign up today for **WestVancouverITE.ca** so you never miss your opportunity to provide valuable input on projects that help shape our community.

WestVancouverITE.ca is the District of West Vancouver's online engagement tool—and is the easiest way to keep up-to-date on municipal initiatives and make impacts in your community, both big and small.

Sign-Up, Stay Up-To-Date with Your Municipality!

By signing up, you can take part in surveys, sign up for events, and receive email updates when new projects need your input.

Check Out Recent Projects

Recent projects on **WestVancouverITE.ca** include:

- Ambleside Local Area Plan
- Urban Forest Management Plan
- Engage with Age

Your feedback helps Council and District decision-makers confirm that their plans and policies reflect those of the community.

Don't miss out! Register today at WestVancouverITE.ca

Proud to Serve West Vancouver-Capilano

**KARIN
KIRKPATRICK**

MLA | WEST VANCOUVER-
CAPILANO

604-981-0050

Karin.Kirkpatrick.MLA@leg.bc.ca



A message from your local MLA



PATRICK WEILER
MEMBER OF PARLIAMENT FOR
WEST VANCOUVER-SUNSHINE
COAST-SEA TO SKY COUNTRY

WE ARE HERE TO SERVE YOU

If you or your loved ones have any questions about federal government programs or services, please do not hesitate to reach out to our office. We are ready to assist with any inquiries you may have, including issues or concerns with any federal department or agency such as Service Canada, Canada Revenue Agency (CRA), Immigration, Refugee and Citizenship Canada (IRCC), Indigenous Affairs or Veterans Affairs, among others.

CONTACT US



604-913-2660



Patrick.Weiler@parl.gc.ca



6367 Bruce St,
West Vancouver



@PatrickBWeiler

COURTENAY

Final 3 Residences. Now Selling.



A Sanctuary Above The City.

Courtenay is BPP's final offering in the prestigious Mulgrave Park neighbourhood in the heart of the British Properties. This 39-residence, 7-storey building, designed by Ramsay Worden Architects, is an architectural sculpture tailor-made for its hillside setting. Offering spectacular views of Burrard Inlet, the contemporary design of the building is an interpretation of West Coast Modern architecture informed by its natural surroundings. A sanctuary above the city, Courtenay is just 20 minutes from Downtown Vancouver, 10 minutes from the amenities of Park Royal, Ambleside and Dunderave, a short drive from Cypress Provincial Park and just steps away from the Mountain Path eventually leading to the future Cypress Village.

Move in Ready

604.925.8002

britishproperties.com/courtenay

1 Bedroom | 700 Square Feet

2 Bedroom + Den | 1,890 Square Feet



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Our Trees are Under Stress from Extreme Weather

The past few years have been hard on our trees with extreme weather and the looper caterpillar infestation resulting in many dead trees and others looking less than healthy. Fallen branches have caused power outages and damaged property during storms and snow conditions.

John Martin a consulting arborist says that the drought conditions have caused many trees to be unable to produce enough wood to support their branches.

The freezing causes the branches to become brittle and break off during storms and the heavy snow load we experienced this winter.

We can help by putting 3 to 4 inches of mulch around the tree root area, being careful it doesn't touch the trunk which could cause rot.

The green watering bags are also helpful in keeping the tree hydrated during prolonged dry periods. Newly planted trees are especially vulnerable to drying out.

– By Diana Sonderhoff

Our Trees and Our Neighbours

If your neighbour's tree falls onto your property and causes no damage but simply makes a big mess, you may be solely responsible for all the cleanup costs. It would be nice if your neighbour offered to help or cover the costs but there is no obligation for them to do so. If the fallen tree causes damage, such as landing on your car, or damaging the house your insurance policy may cover the physical damage, maybe even the cleanup costs. If the insurance company chooses, they may seek to reclaim their costs from your neighbour's insurance company.

If you had warned your neighbour about your concerns with their tree and they had not taken any steps to deal with the tree that might



Green watering bags are helpful in keeping your trees hydrated during prolonged dry periods.

complicate matters. However, merely warning a neighbour simply gives them actual notice. If they had it inspected by a qualified person and nothing untoward was discovered, it may be that you don't have a claim to pursue. Each case will be judged on the specific details.

Useful Tips – How to Discourage Slugs in Your Garden

There are various slug deterrents, and one you may not be familiar with is garlic water. Garlic is toxic for slugs, although it will not kill large ones as they will avoid it. You simply water your plant with an infusion of garlic water, which you make by simmering a bulb of garlic in a litre of water for an hour. You will need to repeat the application.

– Articles Sourced by Diana Sonderhoff

5

Lemon Lime Posset – The Perfect Dessert for Your Dinner Party

Lemon lime posset may be the perfect dessert if you are hosting a dinner party at home. This smooth, deliciously refreshing dessert is certain to impress your guests. It can be made well ahead of time and it's easy.

The origin of the word posset can be traced to the middle-ages when it referred to a creamy hot beverage of milk curdled with wine or ale and spices. It was often used as a remedy for colds. Today's posset is quite different. It is a chilled dessert with a velvety smooth texture. It is rather rich so that soufflé dishes or other small containers are perfect.

Recipe – Ingredients

- 2-1/4 cups whipping cream
- 3/4 cup sugar
- 3 tablespoons squeezed lemon juice
- 2 tablespoons squeezed lime juice

Quick and Easy Steps to a Delicious Lemon Lime Posset

Bring the whipping cream and sugar to a boil over medium heat stirring occasionally. When it reaches a full boil, turn down the heat slightly and cook for a further 3 minutes while stirring continuously so that it does not boil over. Remove the pot from the heat source and add the juice of the freshly squeezed lemon and lime juice. This causes the mixture to thicken quite quickly so it should be poured into the soufflé dishes or other similarly sized attractive containers right away. The posset is then chilled in the fridge for at least four hours before serving. It will keep nicely for several days in the fridge. This recipe will serve 6 to 8 people depending on the size your containers.

– Recipe and Photo by Diana Sonderhoff



Welcoming Jeff Palmer, Our New Block Watch Operations Guy



Former long-time police officer, Jeff Palmer, has returned to the community as our Block Watch & Operational Support Coordinator. For nearly 2 decades Jeff Palmer served West Vancouver as a Police Officer in Patrol, School & Community Liaison, the Integrated First Nations Unit, and Communications & Media Relations. A North Shore resident for 35 years, Jeff realized a childhood dream becoming a police officer at the age 42 after a 23-year career in Broadcast News.

We are very fortunate to have an experienced officer like Jeff take over this important role. Visit www.westvancouverblockwatch.com for the latest Crime Alerts & Crime Prevention Updates from Jeff. And for information on how to join West Vancouver Block Watch if your neighbourhood isn't already "on the watch". There are currently 340 active Block Watch streets in West Vancouver.

Community Updates:

Twenty-nine (29) catalytic converters have been stolen in West Vancouver this year. This number is up from just five that were reported last year. A catalytic converter is a key component of a car's emissions system, reducing the amount of harmful pollution going out the tail pipe. West Vancouver Police Cst. Kevin Goodmurphy reports that they are "Typically, cut from the undercarriage of vehicles, using a power tool that makes a significant amount of noise. We want people to call 911 immediately if they hear such noises. Your neighbour is not likely running a power saw at 3 AM."

To avoid theft of your catalytic converter try to park in secure places, if you don't have a garage or are leaving your vehicle for any length of time, park in well-lit areas.

The WVPD is now accepting online incident reporting for non-emergency crimes – that is crimes that are not in progress, not needing immediate attention and can be dealt with within a 24-hour period. To report a crime online go to www.westvanpolice.ca – scroll down until you see "Quick Links" and click on "Online Reporting". However, if you see a crime in-progress call 911 immediately, giving the operator as much information as possible. Never approach a suspicious person or crime scene yourself – call the police!



Jeff Palmer, West Van's recently appointed Block Watch & Operational Support Coordinator. Photo Credit: Ullrich Schade

Community Services for More Information

For questions on this, or any matters of concern you may have, please call or email Jeff Palmer, our Block Watch & Operational Support Coordinator:

Office: 604-925-7363 (non-emergency)

Email: jeffpalmer@wvpd.ca

Website: westvancouverblockwatch.com

Twitter: twitter.com/westvanpolice

Facebook: facebook.com/WestVancouverPolice

Remember – if you witness a crime in action call 911 immediately. Never approach a suspect, but try to remember details. For non-emergency reports call 604-925-7300.

6

西温 Block Watch (邻里守望计划) 的新联系人

长期任职的前任警官 Jeff Palmer 现已返回我们的社区担任 Block Watch (邻里守望计划) 和运营支持的联络人。在近20年的时间里, Jeff Palmer 在西温哥华担任警官, 负责巡逻、学校和社区的联络、综合原住民单位以及通信及媒体关系。Jeff 在北岸居住了35年, 从事广播新闻工作23年之后, 他在42岁时实现了儿时的梦想: 成为一名警察。我们非常荣幸可以有像Jeff这样经验丰富的官员来接任这一重要的角色。请访问 www.westvancouverblockwatch.com 获取Jeff有关犯罪警报和犯罪预防的最新消息, 并且如果您的社区尚未加入邻里的互助计划, 您也可以获得关于如何加入Block Watch(西温邻里守望计划) 的信息。

社区近况: 西温哥华一直属于加拿大最安全的社区之一, 但是我们也绝对不能放松警惕, 因为犯罪无处不在。之前, 曾发生过住宅入室盗窃, 嫌疑人专门针对二楼的玻璃门来进入室内。您可以通过定期检查安全措施来

保护您的家庭, 确认您的警报系统是否已覆盖了所有可进入的门窗。汽车盗窃是另一个持续存在的问题, 尤其是对于未上锁的车辆。请锁好您的车! 不要用您的车辆来存放物品, 太阳眼镜、手机、iPad和包裹等都是非常容易成为小偷目标的。每当离开您的车辆并无人看管时, 请随身携带您的贵重物品。三月是预防欺诈月, 让自己了解最新的欺诈是最好的防御措施。前往Canada.ca 搜索 "Scams and Frauds" 来获得最新信息。

在对British Properties发现的秘密实验室进行了长达一年的调查之后, 最终对其进行了指控。2022年3月7日, 警方在Crestwell路1300号路段协助西温哥华消防救援队努力控制火势的同时, 他们发现了一个大型毒品制造设施。警方在获得了搜查令之后, 查获了16公斤摇头丸, 市值约630,000加币。在温哥华警察局和皇家骑警的协助下, 调查由西温哥华警察局主导。BC民事没收办公室已通过法院没收了该财产。

Block Watch (邻里守望计划) 和运营支持联系人: Jeff Palmer
办公室电话: 604-925-736 (非紧急)
电子邮件: jeffpalmer@wvpd.ca

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BPAHA Supports Local Schools, Students & More



Westcot Elementary Receives BPAHA Funds

Diana Sonderhoff presents a BPAHA cheque to Westcot Principal Cathy Ratz to supplement the students' horticultural planting program.



Sentinel Secondary Receives BPAHA Award

Heidi Inman provides Principal Michael Finch with the Yearly Service Award presented to a deserving Graduating Student at Sentinel.

Chartwell Elementary Receives BPAHA Funds

Diana Sonderhoff also presented a BPAHA cheque to Chartwell Principal Laura Magrath for their outdoor playground and garden project.

Big Dog Little Dog Bakery

The best place to buy some yummy treats for your four-legged buddy cats and dogs. They bake all their own treats in house and your pets will love them.

Recommended by Heidi Inman.

Located at:
4631 Hastings St.,
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HilltopNews

CONNECTING NEIGHBOURS

Published by:

British Properties Area
Homeowners Association



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Website and Email News

We need a volunteer to help us with our website and email news. If you're interested, please contact Ullrich Schade @ 604-644-4914 or uschade@telus.net

8

Support Your Community by Becoming a Member

您是会员吗?

آيا شما عضو هستيد?

Sind Sie schon ein Mitglied?

Es usted miembro?

Non siete membri ancora?

Etes-vous un membre?

あなたはメンバー?

являются Вами член?

هل اصبحت عضوا في الجمعية بعد?

Uyemiz olurmusunuz

2023-24 MEMBERSHIP FORM British Properties Area Homeowners Association

Name: _____

Address: _____

Email: _____ Tel: _____

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Representing the Area for over 60 Years**

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Membership Fee: \$ 35.00

Hilltop News (\$5)* \$ _____

Donation: \$ _____

Total: \$ _____

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Support your neighbourhood BPAHA Association. Become a member today!