

ISSUE 2 · FALL 2023

NEWSLETTER



Message from the President

As the mornings are a little cooler, and days a little shorter... welcome to our Fall Newsletter!

Firstly, we'd like to welcome two new families to the community! Over the last couple of years, we have continued to see a lot of activity in the neighbourhood, from sales of existing properties to new home construction. There have been valuable learnings through these changes, and the Board has focused efforts on refining our various new homeowner processes. In an effort to drive a greater sense of community, we would love to showcase the amazing families that live in Bearspaw Country Estates! If you are interested in having your household highlighted in the newsletter or website, please reach out to us.

With our summer months being so short, the HOA's momentum from the first half of the year continued and we've been busy throughout it maximizing our impact and project progression. Unfortunately, Mother Nature did not cooperate, and constant wet conditions stalled our seeding and final stormwater management pond restoration. We are hopeful that we can get seeding completed this Fall.

It was great to see some of you at the Summer Social! We look forward to meeting more of you at our Fall/Winter social events (see Upcoming Community Events on the right of this page).

Speaking of which, we hope to see you at our Annual Hallowe'en party on October 28th. We are again running our Hallowe'en House Decorating Contest this year with a prize for the most haunting of houses. Look out for the poster for this event on the bulletin board and social media and please RSVP.

Alexis Vince



ABOVE: PHOTOS FROM SUMMER SOCIAL

Upcoming Community Events

Annual Hallowe'en Party & House Decorating Contest

October 28
12pm - 2pm

Holiday Season Baking Exchange

December 9
1pm - 3pm

Please watch our Website, Facebook Page, and your email for further details on these events.



Community Projects Update

It has been a busy summer for our community projects and priorities based on the 2023 Home Owners Association Survey (HOA):

- Fountain safety - Some boulders around the fountain were identified as unsafe. Our contractor inspected the area and secured the unsafe boulders. They also completed some enhancements to the rock borders and an inspection of the pump to ensure our water feature is functioning properly. The Board will be adding cleaning to the pond as part of our annual maintenance program.
- Pathway improvements - Our Rocky View County (RVC) inspection highlighted the pathways have large cracking and heaving. We are currently gathering quotes to make improvements to the paths to ensure they are safe for the community which will kick-off next Spring.

COMING SOON!

- New benches
- Annual snow removal program
- Christmas lights installation



FOUNTAIN BEFORE



FOUNTAIN AFTER

What's New

Noxious weeds

Rocky View County (RVC) inspection results identified noxious weeds continue to be an issue on both developed and undeveloped lots. See our spotlight article on Noxious Weeds.

2024 Home Owners Association (HOA) Survey

Our 2024 HOA survey will be going live in December this year with a view to discussing the results at the 2024 AGM in April 2024. Let us know if you have any suggestions or items you would like incorporated in the survey.

Crime Prevention

Recently a vehicle was spotted suspiciously lingering in the Community. It was reported to the RCMP and a homeowner posted on our BCE Facebook to notify others in the community to keep a watchful eye. It is a good reminder to watch out for each other and never hesitate to call and report things like this to the RCMP - either the non-emergency line (403-932-2211) or 911 directly. In addition, as mentioned at the AGM, we are going to create a Community What's App chat for instant communication of these sorts of things. If you are interested in joining this group, let us know.

I saw the sign!
(90s music reference)



New 'Children at Play' signs have been added to the community.

The community speed limit is 50 KM/hour; please ensure you are observing this at all times.



Community Landscaping

The 2023 HOA Survey results demonstrated that one of the primary areas of focus for residents was the beautification of our community and landscaping. Many of our long term residents are aware that when our Community was initially designed there was a detailed landscaping plan and planting schedule. This plan indicated that additional planting of shrubs and trees would take place between 2017 through to 2027. While part of the landscape plan was previously executed; some of the trees and shrubs have not thrived and are in poor condition or dead.

In May, we hired a professional who is a certified arborist and horticulturist to complete an evaluation of our current trees and a review of the landscaping plans. This review resulted in new trees being planted the week of September 18th in Zone 1 (see Zone 1 diagram and photos on page 4) and we will be having the dead trees removed shortly.

We planted the following:

- 6 x Colorado Spruce
- 8 x Spring Snow Flowering Crab
- 8 x Patmore American Elm

We did a few things differently this time in an effort to provide the trees the optimal conditions and chance for long-term survival:

- Brought in larger diameter trees that were carefully selected by the arborist/horticulturist from a local nursery
- Removed existing soil in the immediate area of the new trees and brought in enriched soil containing nematodes and worms
- Planted at the optimal time of year when the roots are about to be dormant over winter
- In addition, we have a tree specific water schedule designed!

We will continue to implement the landscaping plan over the next few years; and ensure that as part of our annual HOA survey we ask the community for your opinions on continuing to prioritize this. If you would like to see the landscape plan, please feel free to reach out to the board.



ZONE 1 CURRENT TREE CONDITIONS

Are you concerned about the Lochend Road/HWY 1A Intersection?

The Lochend Road/HWY 1A is seeing an increase in traffic and traffic incidents.

One of our community members inquired with authorities on the safety concerns. Authorities recommended that as community members we can individually write to our MLA and express our concerns.

If you are concerned about the increased safety risk of the intersection, please reach out to:

Mrs. Angela Pitt
MLA for Airdrie-East
209 Bowers Street
Airdrie, AB T4B 0R6

Airdrie.East@assembly.ab.ca



Community Landscaping - Continued



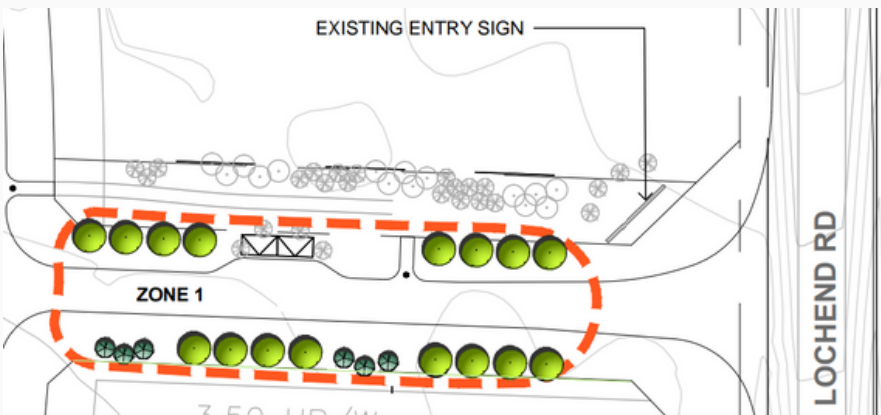
ZONE 1 NEW TREES FRESHLY PLANTED



ZONE 1 NEW TREES FRESHLY PLANTED



ZONE 1 NEW TREES FRESHLY PLANTED



LANDSCAPING PLAN - ZONE 1

Reminders

- The Board will be initiating a focus on noxious weeds on finished lots next year due to Rocky View enforcement.
- Dogs should be on a leash in the community common areas and are not allowed to run loose in the community. Pick up poop around the pathways - bags are provided.
- Culverts and the ditches are the property of Rocky View County. Please ensure that no personal property is placed in them for their proper maintenance.

SEE OUR SPOTLIGHT ARTICLE FOR MORE INFORMATION ON NOXIOUS WEEDS!

