

President's Update

We are pleased to announce our community centre opened September 8th. Please take the opportunity to sign up for classes or rent our facilities if you are planning an event. SACA has been doing extensive planning and working intensely for many months in order to develop compliant policies and procedures and ensure we keep you safe, while operating to meet City and Provincial strict requirements. Your participation in the programs and the services we offer ensures the Association remains viable in still an uncertain environment. Please be advised you will now have to pre-register and sign a waiver to sign up for a program, club or group event. If you are planning to physically visit the community centre, please phone ahead and book an appointment so we can ensure proper distancing. We appreciate your patience and graciousness as we transition to more strict procedures to ensure your well-being and to also protect the sustainability of SACA.

Community Features and Structures

I receive routinely inquires about features in Scenic Acres such as stucco walls adjacent to streets and intersections, decorative fencing and street brick work. As our community ages, these structures have deteriorated and people ask me if SACA can address these situations as they are quite visible to the public. The short answer is 'no'. These features were constructed by developers as part of their marketing programs when our community was in the formative stages and are, in most cases, within the property lines of individual homeowners, included within their respective property titles. It is these residents who are responsible to maintain the features on their property in their original form and in good repair. Many residents have done a commendable job to restore their property features. If you have specific concerns on owners' deteriorating features, you can call 3-1-1 to file a report. Under the Community Standards Bylaw, an owner cannot allow a structure to remain in an unsightly condition. This Bylaw not only addresses these special property features but also includes all aspects of a dwelling and property such as windows, walls, doors, foundations, porches, etc.

Any features constructed by developers and located in public spaces were transferred to City ownership but the City takes action based on City maintenance standards, not necessarily the existing characteristics of these features. A few years ago, SACA ensured damaged rod iron fencing from a vehicle accident bordering the larger green space at the T-intersection of Scenic Acres Blvd., Scenic Acres Drive and Scurfield Drive was repaired to its original state but it took some effort to advocate to get the work done right. If unique brick design work on some of our streets needs repair, the City's action would be to pave them with asphalt. The only way City features like these could potentially be retained in their original form would be to get their authorization, raise funds, obtain the necessary skilled labour and execute the projects ourselves with volunteers. Some of these projects are identified in the SACA strategic plan but not in the immediate timeframe. We all appreciate when you make the investment to repair and replace features on your property; you not only demonstrate pride of ownership but you demonstrate pride in Scenic Acres!

I have written a number of times regarding the difference between a Community Association (CA) and Residents Association (RA); their differing mandates and it applies in these special feature situations. A CA advocates and provides programs and services for all residents; membership is optional and fees are nominal. A CA is operated by volunteers and generally has limited discretionary funds of its own. It enables projects by competing for available grants; no grants, no project. An RA services only their members like a Condo Board and membership is mandatory, placed on property title with higher than nominal, annual fees which are perpetual. It operates with full time paid staff. The Tuscany Club, for example, is operated by an RA and is for members only. An RA will build a capital reserve to fund projects from their members' fees (as well quality for grants) much like a Condo board does and therefore has funding to manage community/City features on public property. A CA can't enforce community maintenance standards on individual property owners but an RA will do so both on individual property owners and the community area they manage.

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