

AGM

**Blueridge
Community
Association
Annual General
Meeting
Tues, Nov. 10, 2020**

By Eric G. Andersen

It should come as no surprise that due to COVID-19, our Annual General Meeting routinely held in May was cancelled. With little progress on the pandemic front, we won't be able to meet in person in 2020. Instead we have chosen to go with the second best option, which is to stage our AGM using Zoom. We hope to 'see' many Blueridge and Seymour Heights residents participate in our AGM which will start at 7 p.m. on Nov. 10.

If you are interested in joining us for this Zoom meeting, please contact us at: info@blueridgeca.org. We will then provide you with the details to participating by Zoom. For the record, Zoom can only accommodate up to 100 participants.

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Editor: Michael Bernard

Project Community: Together we can save...

By Eric G. Andersen



It was back in our May 2016 newsletter that one of our former directors, Alberto Trujillo González, suggested that we embark on what he called 'Project Community'. In short, this means that we offer something that many residents would like to participate in. Others may call it bulk purchases.

The idea resonated with a number of Blueridgers. We have done it for the cleaning of fireplaces and furnaces for the last number of years, and we also offered the possibility for the BC Hydro utility box wrap in 2018. Since then, we also started offering a gutter cleaning service, and this year we offered cleaning of wood burning fireplaces as well as tree-cutting and hedge-cutting.

With colder weather now with us, we should all focus on our furnaces and fireplaces. After all, is anybody really ready to cook a Christmas dinner when the furnace is not working?

We still believe that we can command better prices by joining together as consumers. Our regular service providers love the fact that their service crew can work all day in Blueridge/Seymour Heights without having to spend hours on the North Shore going from job to job and being stuck in the infamous and unproductive North Shore traffic jams. And environmentally, of course, it is the right thing to do.

If you are interested in participating in this local project please contact the BCA (info@blueridgeca.org) as soon as you read this, and we will coordinate this for mid-November. By doing this before Nov. 30, you will also be eligible for the Fortis BC service rebate for furnaces and heat pumps (\$50 each) and fireplaces (\$25 each - maximum of two).

Our service provider's prices are \$99/furnace, \$119/fireplace, \$119/heat pump, \$85/water heater, and \$299 for cleaning up to 15 vents. All prices are subject to GST. By joining with us, you qualify for a 20% Blueridge group-rate discount, because we expect more than 10 local participants.

We continue to look for NEW projects. What else can we work on to the benefit of Blueridge/Seymour Heights residents? Painting? Garden work? Any other bulk purchases (solar panels anyone?!)?

If you have any suggestions and great ideas, please continue to let us know at: info@blueridgeca.org

We saved money AND helped Lions Gate Hospital!

Last summer, many Blueridge & Seymour Heights residents participated in our Project Community for tree-cutting and hedge-trimming. Our service provider was Take A Bough Tree Care, who had offered a 10% discount to participants, but this generous company also offered to donate five per cent to the LGH's North Shore COVID-19 Emergency Response Fund. Now the tally is in: our residents helped to raise a fantastic \$1,115 for the above fund! We will receive a cheque for the Lions Gate Hospital from Take A Bough Tree Care. Thanks to everyone who participated, including Take A Bough Tree Care. Stay tuned as we expect to repeat this project next summer.



Even the Trees Hold Lessons For Us

by Eric G. Andersen

*D*uring a windstorm Sept. 25, my family had the misfortune of two trees on the District of North Vancouver's (DNV) easement near Blueridge Creek falling down on our fence and breaking it. We called DNV and, since a number of other trees had fallen across the District, the arborist was quite busy and couldn't come for a couple of days.

Fortunately, nobody was hurt, and - except for the fence - no damage was done to our property. When the arborist did arrive, he quickly agreed that the trees had fallen from the DNV's easement and would be removed, which his crew did in an amazingly short time.

Why am I writing this? The first thing we had confirmed by the District is that the DNV will never pay for damage arising from cases like this. They ask that you, or your insurance company, pay for this. In our case we were fortunate that the damage was limited; the cost of repairing the fence would not even have exceeded our insurance deductible, so we decided to pay for the damage ourselves.

If you are living close to DNV trees, such as on an easement, near a creek, park or greenbelt, (which many of us do!) you may wish to consider what damage could occur if tree(s) from the DNV property were to fall on your lot, and strike your house, a shed, your car or even a BBQ.

As a precaution, you may consider contacting the District's arborists to ask them to assess if any of the DNV trees near your own property are at any risk of falling down. If the trees pose such a hazard, the DNV will take them down. If the trees don't pose an imminent danger, but you still consider them a risk to your property, there is another path open to you. You could pursue a process of applying for a tree permit application that would allow you to have the trees taken down. Be aware, however, that this course of action would be at your expense, including the additional expense of replanting the downed tree or trees with new ones.



Photo by Larry Travis/Raincoast Images

Bears and People: Separating Fantasy from Fact

By Christine Miller

There is no shortage of myths and misconceptions about bears and people. In the following piece, Christine Miller sets the record straight on several of them.

Fantasy: If only we could wave a magic wand to remove all wildlife attractants in the community so that bears can travel through without being enticed to stop.

Fact: There will always be some attractants in residential areas in spite of almost two decades of educational programs delivered on the North Shore. The North Shore Black Bear Society has been persistent in its efforts to reduce attractants and extends appreciation to all those who follow its recommendations. Information and support are always available at northshorebears.com and 604-317-4911.

Fantasy: Relocating bears in the community to natural habitat away from people is the best solution.

Fact: Bears can only be released in their home range which makes it easy for them to return. The intention of relocation has always been to give residents time to remove the attractants that had invited the bear to stay in the first place. When a bear is moved, they can be traumatized by being trapped, tranquilized, and transported somewhere in a trap. They are usually given what is called a hard release, where their captors fired at them with rubber bullets or bean bags while shouting at the bears that humans are things to be avoided. It's possible that such treatment only teaches bears to avoid uniformed officers, and bears will likely long to return to the peaceful neighbourhood from where they were moved. Or maybe their kind, tolerant manner of being around people will be changed by

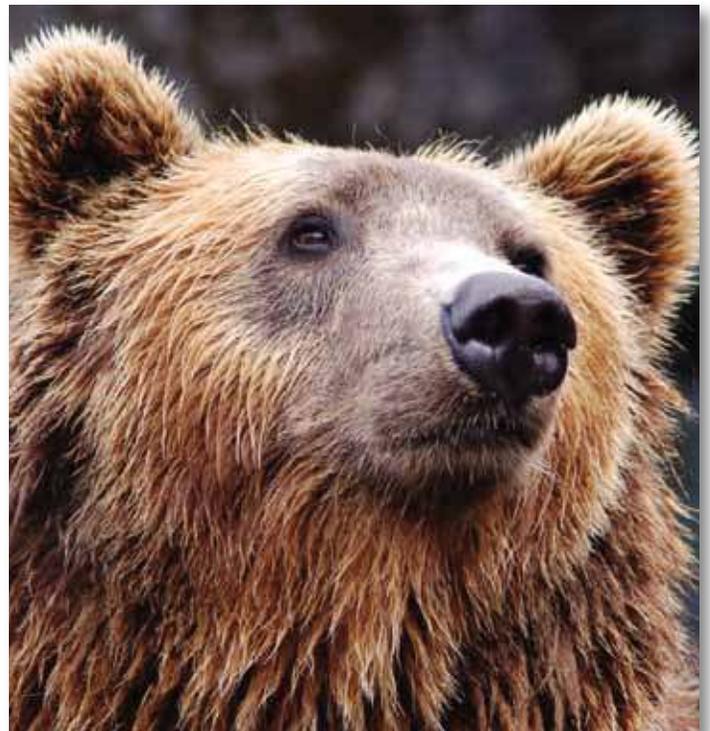
their horrible experience. In addition, if bears are moved and don't return – or are killed (aka “removed from the population”) – and the food rewards remain in the community, another bear will simply fill the spot. This could be a young, inexperienced bear more prone to making a mistake, like following its nose into a kitchen. An experienced tolerant bear makes a better neighbour.

Fantasy: Bears should be fearful of people and run away when they see or hear humans.

Fact: People are encouraged to use their voices to avoid surprise encounters on trails, paths and dark streets. And bears can be discouraged from hanging out on private property by humans making lots of noise from a safe place: yelling, banging pots and pans, and setting off car alarms. However, don't expect bears to run off as bears are calm and tolerant animals.

Fantasy: Bears should spend more time in the forests and less time in residential areas.

Fact: As human population continues to grow in North Vancouver, so too does the pressure on wildlife and their habitat as more people enjoy nature on foot or bike, often accompanied by dogs. People inadvertently push wildlife out of natural spaces and into our neighbourhoods where unnatural food sources – household waste, fruit and bird food – encourage bears to spend too much time foraging for food close to homes. Maybe some forest spaces should be designated as off-limits to human activity. And in the community, with a more comprehensive attractant bylaw and increased enforcement, just maybe we'll have a chance to turn this fantasy into reality.



Brazilian Carrot Cake

(with a Samba beat!)

Submitted by Cristiana Menichelli



This Brazilian-style carrot cake has a special place in our home. It is the family's official birthday cake, and since we moved to Canada, it has become a constant request from my kids. Carrot cake is a world classic. Its origin is unclear, but according to the World Carrot Museum, it likely evolved from the carrot puddings made in Europe during medieval times, when the vegetable was used to replace sugar (then an expensive and scarce ingredient). In Brazil, carrot cake is traditionally served with a smooth and glossy chocolate coating. Another difference is how the carrot is incorporated in the batter, lending a vivid yellow colour to the cake.

Ingredients:

- 3 peeled carrots cut in 1" pieces
- 4 eggs
- 1 cup vegetable oil (I use sunflower oil)
- 1 ½ cup sugar
- 2 cups flour
- 1 tbsp baking powder
- Pinch of salt

Instructions:

Preheat oven to 350° F. Butter one 9-inch round cake pan. Dust with flour and tap out the excess. In the blender, blend well eggs, oil, and sugar. Add the carrot and blend until mixed. In a bowl, sieve the flour, add the salt and baking powder, and fold in the carrot mix. Transfer batter to the prepared pan and bake for about 45 minutes or until a toothpick inserted near the centre comes out clean. Let the cake cool.

(Chocolate syrup)

- 1/3 cup water ½ cup cocoa powder
- 1/3 cup sugar 1 tbsp unsalted butter

In a small saucepan, mix the water, sugar, cocoa powder, and butter and cook over low heat, whisking until smooth for about 3 minutes. Remove from the heat and spread over the cake. Enjoy!



Menichelli family of Blueridge: (clockwise) Heitor, Cristiana, Marcos and Jorge.

United Strangers Cafe Update



Ever since they opened United Strangers Café for business in June, Christine and Joe Reid, with baby Evie in tow, have been welcoming a wide range of customers with a good cup of coffee, excellent baked goods and other items for sale in the former Seymour Heights Store at Emerson and Seymour Parkway. Everyone from long-time Blueridgers, to mountain bikers, to students from nearby Windsor Secondary have been dropping in. While COVID-19 has made inside seating impossible, the steady stream of people are happy to sit outside on benches or in the blue comfortable Adirondack chairs. The couple has also provided exhibition space for local artists, and shelves for bakers and other food producers. Christine says they are working on the next phase of featuring bulk items for sale.



Christine and Joe Reid, with baby Evie

A trail from Blueridge to Parkgate?

By Eric G. Andersen

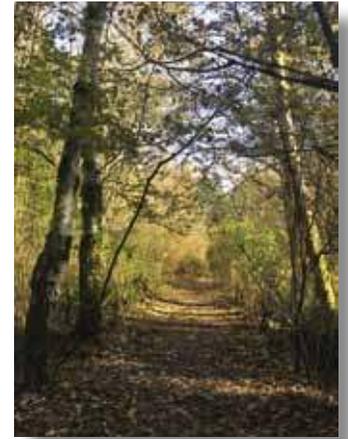
We have previously – including in the March, 2020, issue of our newsletter – discussed the possibility of having an improved and upgraded trail connection from somewhere in Blueridge to Parkgate. This is easier said than done because any trail would have to go through land that is owned by the province and Canada Mortgage and Housing Corporation (CMHC). The Blueridge Community Association approached DNV Parks' contact with Recreation Sites and Trails B.C. (RSTBC), and his response in late September read as follows:

"RSTBC is currently not in a position to apply for funding from the Community, Culture and Recreation (CCR) program. We are in the early stages of implementing a planning process RAMP (Recreation Area Management Plan) for fall of 2020 / winter of 2021 with a consultant which will help to guide any potential for capital upgrade projects, etc. We expect that the DNV (District of North Vancouver) and BCA will be involved in this process along with other stakeholders in developing what possibilities will work

moving forward. We also need to continue to consult with local First Nations governments and determine what level of increased development (if any) is acceptable from their perspective at this time."

"Identifying a new trail alignment at this point will not be without significant referrals regarding First Nations, ecosystems, archeology, and potentially the Department of Defence. This process can take considerable time and will need to be completed along with any trail design and specifications in order for a project to be shovel-ready and suitable for a grant application such as the CCR. Thanks for your patience and I look forward to the BCA's involvement in the upcoming RAMP process."

So, please be patient for now and hopefully this will pay off! We shall, of course, keep you posted.



Developer proposes tripling density for Seymour Estates Lytton Street site

904 - 944 Lytton Street - Proposed Multi-Family Residential Project

By Eric G. Andersen

As you may have heard or seen, while driving by, the Semour Estates (904-944 Lytton St.) on the south side of Mount Seymour Parkway just east of Ron Andrews Rec Centre, is about to be redeveloped. Developer Anthem Properties is proposing to triple the density for a multi-family residential project there to 341 units and 581 parking stalls from the former density of 114 units.



Before this can happen, the project must go to a public hearing due to the increase in density. If you wish your views about this proposal (for or against) to be known to District and Council, or even if you only have some comments, please make sure you let Council know. You can only do this by Zoom. No in-person attendance is allowed or you can make your views known in writing to the Mayor and Council. After the public hearing—now set for Tuesday, Nov. 17 at 7 p.m.—no further public input will be considered. Council can be contacted at dncouncil@dnv.org

On its website, Anthem Properties provides background on its proposal for the 6.28-acre site. It plans to construct 94 condominiums, 25 rent-to-own units, 56 market rental units, 33 below market rental units, 132 townhomes and one Habitat for Humanity unit. The company would also build a community coffee shop on the site and says it expects the construction for the entire project to take between 36 and 40 months.

Firesmart

What you can do to protect your home and community from the risk of fires!

By Ingrid Gutzmann

Well, our summer ended with spectacular weather. However, it certainly was toned down due to smoke from an incredible number of wildfires south of our border. While B.C. was relatively spared from a significant number of fires this year, it seems with climate warming the threat is ever-present and growing. The fires on the shores of Indian Arm and those involving the wharf in New Westminster certainly drive home the reality of our risks.

With this in mind, your Blueridge Community Association wants to make you aware of some of the resources available to “FireSmart” your home and our community. With the size of our community of mainly single-family homes, the responsibility lies with each of us to do our bit. The most vulnerable properties generally are those on the perimeter of our valued green space and across the street from those properties. In fact, you can see the high-risk properties in a map available from the District of North Vancouver.

Here is a link that can help you to assess the risk of fire around your home and land to determine basic steps you can take to reduce the risk of a wildfire damaging your property. dnhv.org/your-home-property/how-you-can-help-reduce-risk-wildfire

The bottom line? Ensure easily combustible plantings and mulch are at least nine metres from your home (this means cut-back and/or removed). Focus on replacing flammable conifer trees and hedges with alternate low flammable species. Consider replacing cedar roof shingles with non-combustible material like asphalt. Keep your grounds and home free of fire fuel such as dead branches, tree debris, and man-made combustibles such as lawnmower fuel.

The Blueridge Community Association (BCA) is considering getting more involved in making our community FireSmart. Our first step is to educate you about your responsibilities and abilities as a homeowner to ensure we live in a community that is doing all we can to prevent the devastating impact that a forest fire would present. <https://firesmartbc.ca/resources/>

The second step is to have a leader(s) step forward to help organize further interventions. There are many ways you can assist, including as a FireSmart Representative to assist in assessments to help guide everyone on the next best steps. Please reach out if you are interested in getting more involved in organizing a program for our BCA. If you are curious, and just have questions, reach out. This does not commit you to a leadership role, but it will at least help us get a measure of community interest and future commitment. We see a FireSmart program being somewhat similar to the BlockWatch program, with

“captains” for certain areas, who would focus first on the high-risk corridor adjacent to our green spaces.

<https://firesmartbc.ca/resource/how-to-apply-for-the-firesmart-canada-community-recognition-program-fccrp/>

Finally, there is talk within the insurance world that there will be an increasing role for those insured to address fire risks and a cost placed on managing that risk. Some insurance companies are already asking what those insured are doing to mitigate and prevent fire risks. It goes without saying that a community initiative around FireSmart might help keep our ever-increasing insurance costs in line.

If you have any questions or comments about such initiatives, please let us know by writing to info@blueridgeca.org

FireSmart[©]
your property
If you wait,
you may be too late



Gardeners join with United Strangers Cafe to find a way around COVID-19

By Carolann Fraenke

*F*all has arrived in the Blueridge Sharing Garden, and the garden beds are being put to rest for the winter. Some gardeners have planted fall rye to amend the soil; others are planting their fall and winter crops of brussels sprouts, beets, chard and the like. It has been a successful—yet different—summer gardening season.

One of the big changes from previous years is that the garden was not able to donate vegetables due to COVID-19. Our gardeners, however, are resourceful! In partnership with United Strangers Coffee and Corner Store, the garden started a new way to bring our community together. Gardeners donated produce and United Strangers allowed the garden to use their space for displaying vegetables and for collecting donations through an Honest Box. At the time of writing, the garden has raised around \$500 to donate to Spectrum Mothers Support Society and the North Shore Harvest Project.

As the garden's way of thanking United Strangers Café for their support we donated our Giant Atlantic Pumpkin to the store to add to their fall decor. (Sadly, its sister pumpkin was smashed without permission.)

You can see photos of the pumpkin and more on our Blueridge Garden Facebook page at: <https://www.facebook.com/groups/358871250919339/> Or just search Blueridge Garden Facebook Page. You'll see our not really socially distanced shovels and wheel barrows, the GIANT pile of wood chips, lots of veggies, and of course you can follow the garden for any important news.

We need your help! We want to promote Bear Aware behaviour in our garden! A lot of garbage, wrappers and food are being left around the garden. All of these items risk attracting bears which in turn endangers their lives. Also, it's unattractive and unsafe for our gardeners to have to pick up. Please remember to take your trash and uneaten food and drinks with you after you visit. Thank you.

The Blueridge Sharing Garden was established in 2015 as a collaboration between the Blueridge Community Association, Cultivate Projects and the District of North Vancouver. Located on Carnation, just across the street from Seymour Heights Elementary, it's a space where neighbours come together to learn, grow and share with the community east of the Seymour River.



Kate Bourdon, Winner of Blueridge Scholarship 2020

*K*ate Bourdon, a Windsor grad and this year's Blueridge Scholarship winner, with her mother, Beth Ede, and father, Bruce. Kate is now studying sciences, remotely, at the University of Victoria, this year. The scholarship is awarded each year to the Blueridge area student who demonstrates long-term excellence as a volunteer in the community.

Due to editorial production issues, this article is a little late for this Halloween. Given that it is such a great article, we thought readers would like to consider Edmund's suggestions for next Halloween.
The Editor

A Blueridge Halloween: How Can We Uphold Tradition?

By Edmund Hayley



How can you, the residents of Blueridge, continue to etch grins on the faces of eager trick-or-treaters when the world has been turned upside down by a deadly pandemic? How can your children celebrate, while wearing spooky costumes, on such a fun occasion when social distancing has become mandatory

and when the only masks currently being deemed acceptable to wear by society are surgical masks, N95 masks or reusable cotton masks? The answer to these questions is: by your making alterations, like a tailor makes to a pair of pants.

The good news is: Halloween is unlikely to be banned this year, according to Provincial Health Officer Dr. Bonnie Henry. In the Vancouver Sun article by David Carrigg, "(Dr.) Henry set to issue guidelines on safe Halloween this year," she was quoted as saying: "I really think we need to think about small groups, not having somebody coming into your house but having maybe the neighbourhood doing things at the end of the driveway, having pre-packaged treats for kids." As Henry suggested, treats, as well as lights, props and jack-o-lanterns, may have to be placed closer to the edge of the driveway this year to encourage hesitant, socially-distancing trick-or-treaters to walk onto homeowners' properties.

For those hoping to avoid large gatherings during Halloween, costumes can still be shown off by organizing Zoom Halloween parties.

The best way to entice trick-or-treaters into stepping onto your property is by making your yard glow with as many lights as possible. Some examples of sources of light are: yard stakes or pathway markers, LED strobe lights or LED projection lights, electronic hanging props and fluorescent light bulbs. Another excellent source of light is the lighted candle inside of a grinning jack-o-lantern. Your displaying a greater number of glowing jack-o-lanterns will increase the likelihood of children visiting you on Halloween. Furthermore, pumpkin carving is a fun family-oriented activity and the pumpkins, broken into pieces, can be placed into your organics cart after Halloween on Waste Collection Pick-up Day!

Do you have to drive all the way to Langley to purchase a large, farm-grown pumpkin? No, not at all.

Pumpkins can be purchased in North Vancouver at Loutet Farm for a minimum donation of \$5 per pumpkin during the annual Loutet Farm Pumpkin Patch. Also, every October, huge pumpkins can be purchased by donation at the Team Clarke Pumpkin Patch in Edgemont Village. Of course, Shirley Clarke was a real estate agent who succumbed to the disease known as amyotrophic lateral sclerosis.



Now is the time to start planning the assemblage and placement of pre-packaged treats. Now is the time to create a plan for the placement of lights, of outdoor decor and of jack-o-lanterns.

By altering your Halloween plans, you can help to ensure that the trick-or-treaters of Blueridge enjoy what, for some, is their favourite night of the year.



BLUERIDGE
Community Association

PLEASE STAY IN TOUCH!!

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