



# Snowline



Community Club  
P.O. Box 5030  
Glacier, WA 98244-5030  
(360) 599-2929 Office and Fax

## Spring 2005 News

### NOTE FROM THE PRESIDENT

#### General Update

Those of us who enjoy the winter weather activities at Snowline have had a pretty rough start - but with the March lion blowing in there is new hope for spring skiing! :) Chuck and his staff have been hard at work and are starting preparations for what should be a great summer. The board has had to address several issues over the past few months. These include beginning the process of foreclosing on a number of properties, addressing architectural issues related to the number of new properties being built, and managing the day to day decisions that are made to keep the facilities up and running and managing security issues that arise.

#### Legal

On the legal front, I am happy to announce that the lawsuit we mentioned at the AGM has been dropped, which is an excellent result and will alleviate the need for some of our anticipated legal expenditures. However, we have also had an issue raised related to the establishment of Bed and Breakfast (B&B's) businesses within the Snowline Community which is also going to require legal counsel and assistance. As you know, our rules and regulations specifically prohibit the establishment of businesses within Snowline and our by-laws restrict facilities usage to single families. That said, at least one of our members has established a B&B and has challenged the right of the B&B to exist within the community. The board is getting legal advice regarding this situation and it is clear that if we were to decide to permit this limited expansion of the "no businesses" rule, we need membership approval (based on a vote of two-thirds of the members) to make the appropriate changes to the by-laws that would allow usage of facilities by guests of B&B's in Snowline per Article IX of the by-laws. If we were to permit this usage, we should also examine wording this amendment in such a way that it also directly addresses usage of facilities by renters.

There have been other owners interested in this issue and we are beginning to receive letters and calls on this subject. We are continuing to examine the issues and expect to have a recommendation to put in front of the membership prior to or at the AGM this year.

#### Insurance and Rentals

In today's litigious environment we thought it wise to undertake an effort, in light of the B&B situation as well as the increasing number of rentals within the community, to examine Snowline's current insurance coverage and identify areas where we should take steps to address potential insurance issues more

proactively. Based on initial legal advice, we expect to make changes to the rules and regulations for rental properties to outline insurance requirements from landlords. We believe Snowline needs to protect Snowline's assets in the event of an issue related to having renters on common property and using the facilities. You should expect to see an update to the rules and regulations in this area within the next few months.

## **Closing**

The board is doing its best to address issues and concerns that members bring to us. The various articles in this newsletter represent our collective efforts to keep you informed and involved in the ongoing management of the community. Please take note of the articles below. They contain a number of items that can help you and your guests have a safe and happy summer here at Snowline. As always, the board is open to your input and assistance. Please feel free to contact any one of us directly (Chuck can reach each of us in several ways) and we'll be happy to speak with you.

Chris Mullaney Sundlie

## **2004 AGM MINUTES**

If you would like a copy of the unapproved AGM minutes of October 16, 2004, please email your request to Bev Albinet at [balbinet@telus.net](mailto:balbinet@telus.net). Or you may call 604-944-0059 or 360-599-3265. A copy of the unapproved AGM minutes will be included with the Notice of AGM scheduled for October 15, 2005.

## **ARCHITECTURAL**

We wish to thank Joe Crisafulli for many years of service to the Snowline Community as head of the Architectural Committee. The torch has been passed and we thank Ed MacKinnon for volunteering to take over that position. With the increase in new construction and other improvements throughout our community, the requests for architectural consultations and approvals have been high. Just a reminder, Architectural Committee approval is required prior to tree cutting, new construction, exterior additions or modifications to existing structures, sheds, etc., in accordance with Snowline Rules and Regulations and Covenants. Ed may be contacted through the Snowline Manager's Office. He may also be reached at Snowline most weekends at 360-599-1668, or daytime phone 604-682-7146 on weekdays.

## **TREASURER'S REPORT**

We wish to thank our members who have promptly paid their 2005 annual dues and other charges. We also wish to remind those who have accounts that are over 90 days past due, that the Board has discretionary powers to invalidate gate access cards for non-payment of any assessed fees. In fairness to those who pay as agreed and billed, we may have to take this action regardless of the amount owing. Further information on violations and penalties may be found in Section 11 of the Rules and Regulations.

## **WILL THE BEARS RETURN?**

As most of you know there were bear problems within Snowline last year. No incidents were reported involving contact with residents but there were several reports of sightings and nuisance damage to property by bears in search of food. In March of this year, Insight Wildlife Management and Fish and Game personnel held a short meeting at Snowline. It is hoped the forum will enable us to become more aware of bears and their presence in our community and allow us to live in their habitat in a bear safe manner.

Enclosed you will find information to help residents avoid conflicts as bears and people compete for the same space. The most important thing we can do is eliminate any food sources around our cabins that might act as attractants. These include: birdfeeders, birdseed, garbage cans, pet food, barbecues, and other potential sources of food or food odors. Something as simple as an unwashed empty pet food can in a closed garbage container on your back porch could result in a close encounter with a bear. Typically more caution is needed in residential areas in the spring months, and by summer backcountry food sources are available and bears have moved on. Remember, we live in the forest, which is the bear's natural habitat. It is our responsibility to become a bear safe community to protect both ourselves and bears.

## **POOL OPENING**

What better way to start off the summer season at Snowline than with a dip in the pool. Scheduled opening is Saturday May 28th. Pool opening activities are weather dependent and as a result often delayed into June. The pool will be open weekends only at the start of the season. Also, there are scheduled repairs to the tile pool deck that will be completed once the weather warms up. Look for information posted near the pool and clubhouse in late May for any updates on the opening date.

## **COMING SOON!**

Our first social event of the year is the annual Jody Ziebell Children's Fishing Derby on Saturday May 21st. Registration starts at 9: 00 AM and is open to all children 12 and under. The Derby starts at 10:00 AM and ends at 12:00 noon, with a limit of two fish per child.

There will be lots of prizes and trophies awarded, bring your fishing pole and bait to a great day of family fun! A potluck dinner hosted by the Snowline Social Committee will start in the evening at 6:00 PM. If you are attending please bring a generous side dish and a serving utensil, please pre-slice if necessary.

Last year's event was well attended and the weather cool and dry during the derby. Let's hope for sunshine this year! Some of the big winners from 2004 are shown below.

The success of each Snowline Community social event depends on volunteers like you. We welcome new members of the social committee Chuck Bucklar, Cathy Winjum, Pat Eelnurme, and John Hughes. If you would like to volunteer to help with an event, please contact the social committee through the Snowline Manager's office, or at rbucklar@hotmail.com. All assistance is appreciated!