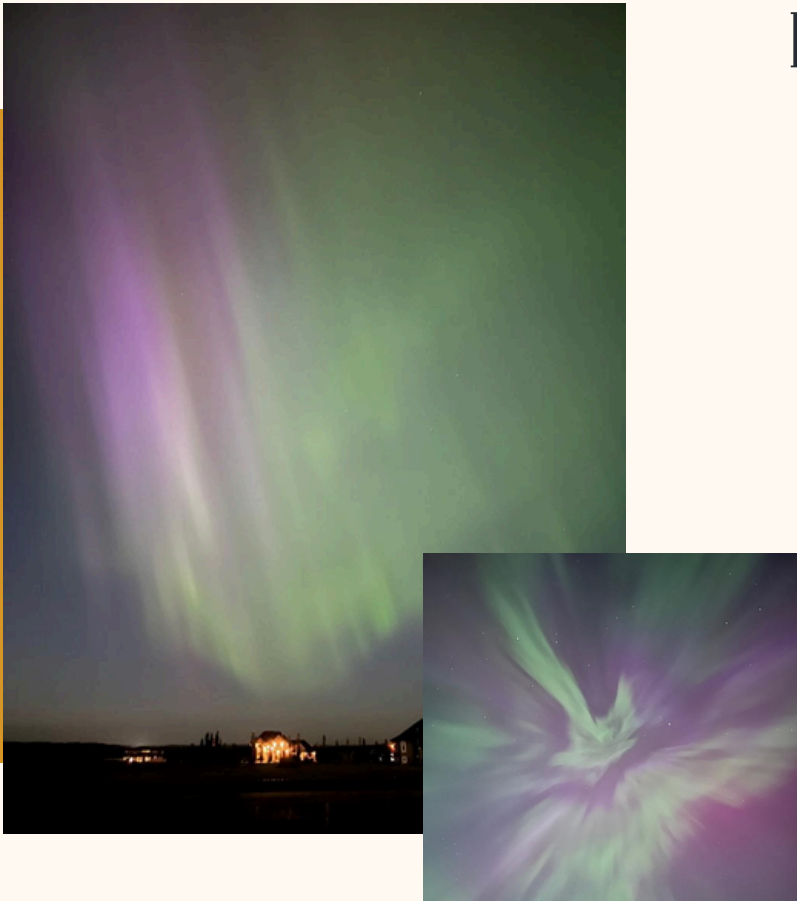




FALL 2024



BEARSPAW COUNTRY & STATES



President's Message

We hope you had a wonderful summer and were able to enjoy the amazing Northern Light shows we've had throughout the season.

As the days are getting shorter, the Board is squeezing in as much work around the community as we can! It has been a busy summer with a lot of exciting work completed so far, including asphalt repairs and irrigation for our trees along Kodiak Park. We have hydroseeding lined up for the stormwater management pond and are actively working with Fortis to move the front sign electrification forward, hopefully before winter hits.

What will you find in this issue?

- message from our HOA president
- project updates
- pride of ownership
- social media
- by-law highlight
- HOA survey suggestions
- trivia question

If you aren't already a member on our community Facebook group, make sure to join so you can keep up to date on things like our annual Halloween House Decorating Contest and upcoming 2024 HOA Survey.

Alexis Vince

PROJECTS

HYDROSEEDING

The previous pond location is scheduled for tilling and application of hydroseed to return it to a natural state. We look forward to the outcome for this.

ENTRANCE LIGHTING

Fortis is running a line under Lochend Road so the entrance sign to our community can have an uninterrupted power source for those dark, winter nights.

PATHWAYS

All asphalt pathways have been repaired as part of regular, ongoing maintenance. Remember to do your part by picking up after your pet.

IRRIGATION

An irrigation system has been installed all the way to the front entrance to ensure the trees that were planted will thrive.

ROCKS/CULVERT

To prevent ongoing erosion as water runs through the culvert that runs adjacent to the water feature, rocks have been added to that spillway.

STORAGE SHED

A storage shed will be placed near the gazebo to store community assets including hoses, Christmas lights, signage, etc.



☪ PRIDE OF OWNERSHIP ☪

Pride of ownership can refer to many things, but in real estate terms it is generally accepted that it means the homeowner has taken exceptional care of their home and property.

Whether you are currently selling, considering a future sale or are content to stay in our community forever, regular maintenance and general appearance of your property affects all members who live in and enjoy our neighborhood. Pride of ownership can impact the value of your property as well as those around you. Some examples include:

- a well manicured yard (mowed, weedless and tidy)
- removal of dead trees
- maximum of two trailer type units (RV, boat, car hauler, etc) stored next to your home
- absence of unsightly material (piles of garbage, etc)
- a well maintained house (shingles, paint, etc in good repair)
- a driveway kept in good repair



Have you joined our Facebook group? NO?? What's stopping you? It's a great way to connect with your neighbors and learn about community events.



HOW TO JOIN?

- search for the facebook group: Bears paw Country Estates Community Members
- ask to join and answer the questions

HIGHLIGHT ON BY-LAWS

Section 39 d: no lot shall be used as a site for storage or garbage and any unsightly materials except under controlled conditions in covered containers and out of sight in enclosures so as not to be offensive to neighbouring lots and shall be removed on a regular basis.

Section 44: All motor vehicles that are not stored or parked in a garage or fully enclosed in an accessory building, must be licensed.

If you want to know more about our community by-laws, they can be found on the website:
<https://bears pawcountryestates.com>



GET INVOLVED

Have you ever thought of joining the HOA? Submit your name and a brief bio to be considered at next year's AGM.

board@bears pawcountryestates.com

ENGAGE AND SHARE

Do you have any suggestions for the upcoming homeowner's survey? We want to hear from you! Submit any suggestions to:

board@bears pawcountryestates.com

TRIVIA:

How fast do starlink satellites travel?

A dark blue rectangular area showing a trail of white dots representing a starlink satellite launch path against a starry night sky.

starlink satellites can be visible after launch