

WELCOME TO OUR

Community Newsletter

we're so glad you're here!



President's Message

Happy New Year and welcome to 2025!

As we kick off another year, I want to take a moment to acknowledge the wonderful progress we made in the Community; from big projects like hydroseeding the stormwater management pond, to smaller items like replacing road signs (funded by Rocky View County). It is remarkable what we accomplished!

This year, we want to continue that momentum, and the results of our annual HOA survey are invaluable as we shape the Community priorities and projects for 2025. We encourage all residents to get involved by completing the survey and attending our Annual General Meeting that will be held in April. Your voice matters, and together, we can continue to make Bearspaw Country Estates a place we're all proud to call home.

Wishing you all a fantastic year ahead!
Alexis

Front Entrance Alert

NEW LIGHTING IS ON THE WAY!

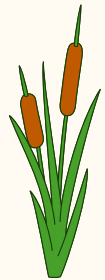
Fortis has trenched an electrical line to our community from the main powerline that runs along Lochend Road. The permit has been obtained and our electrician will begin work in early 2025 to better illuminate the front entrance sign.





Pond Reclamation Project is COMPLETE

It's been a project that's been ongoing for quite some time; the history of the pond was shared at the 2024 AGM. After the liner was removed, the electrical lines for the pump (the pond's water fountain) were disconnected from power, and the land was prepared by Yundt Solutions. The land was worked to ensure it was even and ready to receive hydroseeding. Top Spray was awarded the hydroseed work and they managed complete the application prior to winter arriving. When the snow melts and our spring rains begin, we will see our efforts realized when grass grows in the previous pond area.



This area will not be mowed and maintained, but will be allowed to return to a somewhat natural and wild state. We anticipate some wetter areas within that space and hopefully birds and other wildlife will thrive there.



**REMINDER: HOA SURVEY CLOSES JANUARY 17, 2025
YOUR INPUT IS IMPORTANT TO THE COMMUNITY!**



Rocks are done!

The rockpile that never seemed to get any smaller over the summer and fall is also a completed project. To prevent further land erosion, rocks were placed from the culvert and along the ditch/trench beside the water feature.



Neighborhood Watch

We love living in a rural area – fewer neighbors and greater distance between us. It's the same reason criminals and thieves are drawn here. If you're planning a winter vacation, see Rocky View County's tips on securing your property.

<https://www.rockyview.ca/securing-your-home>

Bylaw Spotlight

BYLAWS COME FROM BEARSPAW COUNTRY ESTATES AS WELL AS ROCKYVIEW COUNTY

Rural living isn't some lawless land, we have to abide by bylaws laid out by the county as well as the ones established in our residential community. Here are two spotlights:

BCE HOA:

39. f.

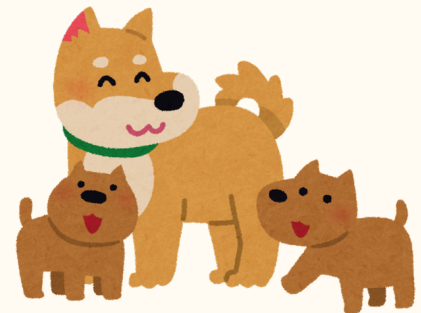
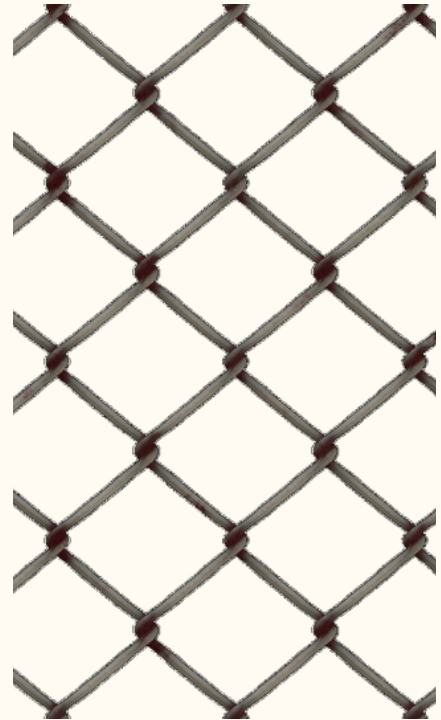
no activity shall be permitted on any lot which causes offensive noise, dust, smell, smoke traffic generation or other nuisance.

Rocky View County bylaw C-5758-2003:

Nuisance 4 a: The owner of an animal shall ensure that such animal shall not

(ii) bite, bark at excessively, or chase livestock, bicycles, automobiles, or other vehicles

(iii) excessively and unreasonably bark, howl or otherwise disturb any neighbour(s) or person



Work with us

INTERESTED IN JOINING YOUR HOA?

New opportunities to join the board are available. Get involved with your community!

SUBMIT TO:
COMMUNICATIONS@BEARSPAWCOUNTRYESTATES.COM

<https://bearspawcountryestates.com>

COMMUNICATIONS@BEARSPAWCOUNTRYESTATES.COM