



The Cascades in Royal Oak Residents Association ~ Calgary, Alberta
<http://cascadesroyaloak.camp7.org/> (403) 781-6623

Welcome!

From the Board of Directors

This newsletter will improve communication for Members of The Cascades in Royal Oak Residents Association (CRORA).

For many years, the only communication CRORA Members received was an invitation to the Annual General Meeting, a financial statement, and an invoice for the annual fee. Many Members have been asking for more.

As you know, everyone who owns property in The Cascades is a Member of the CRORA. The annual fee is an encumbrance on your property title, so it must be paid even if you sell or rent your Cascades property. Have you ever wondered what your fees pay for, who administers those fees, and who makes CRORA decisions on your behalf?

Read on!

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Brief History of The Cascades – Part I

By Gary Wagner

The land around Rocky Ridge Road northwest of Calgary was a mix of country residential and rural land use for many years. Some long-time Calgary residents may remember Eamon's Cafe and Service Station at the bottom of Rocky Ridge Road, a popular stopping point for westbound and eastbound travellers on Highway 1A.

The City of Calgary annexed the Rocky Ridge and Royal Oak areas from The Regional Municipality of

Rocky View (now Rocky View County) in 1989. With the exception of the country residential acreages still located along Eamon Road, Royal View Crescent, and Rocky Ridge Crescent, when it was annexed the remainder was zoned for both full range and minor agricultural uses. Most of the land was used for cattle or horse grazing, but other uses included a market garden, kennel, tree farm,

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It's Your Community – Get Involved

By Gary Wagner

Got a pet peeve? Need information?

There are approximately 10,473 people living in Royal Oak. No one knows how many pets live here, too. All those residents ensure frequent interaction, not all of it positive.

If you have a beef or problem, try to talk it over first. Most people are reasonable, and may not have been aware of the problem before you mentioned it. Don't confront someone if you are angry or upset. Cool off first (unless there is an

immediate threat to health and safety). Give the other person a chance to hear your concern, think about solutions, and respond.

If talking doesn't work, contact the City of Calgary on their web site www.calgary.ca or by dialling 311. If your issue is covered by a bylaw, they may be able to help.

If the issue is a criminal matter, contact the Calgary Police Service (see methods at <http://www.calgarypolice.ca/contact.html>)

Cascades Main Entrance

By Gary Wagner

The Cascades in Royal Oak neighbourhood is defined by the waterfall and landscaping feature at the corner of Rocky Ridge Road and Royal Oak Way. This main entrance is unique to The Cascades, and our most costly amenity to maintain. You pay those costs!

Although it may seem amusing to some, adding soap or other substances to the water damages

the water pump and distribution system, harms the plants, and encourages algae growth. None of those results are good for The Cascades feature, and repair costs come out of your fees.

Since traffic patterns changed when Rocky Ridge Road was disconnected from Crowchild Trail, fewer visitors see The Cascades feature these days. We are considering building another entrance amenity at the other end of the neighbourhood on Royal Oak Way. What do you think of that idea?

Should we have another water feature, a digital sign, a garden, or nothing at all? Register on our new web site and tell us what you think.



"The Cascades in Royal Oak" at Rocky Ridge Road and Royal Oak Way, NW, Calgary, Alberta.

What We Do and Don't Do

By Gary Wagner

The CRORA is incorporated under the *Companies Act* as a non-profit organization empowered to acquire and take over for the benefit of its members the operation, management, and ownership, to the extent legally permissible, of certain recreational areas, landscaped areas, entrance features, linear open spaces, and related facilities from the developers of The Cascades in Royal Oak.

Also known as the “Private Cascades Amenities” and the “Cascades Amenities Parcels”, these areas, features, open spaces, facilities, and other amenities are still being defined as the neighbourhood builds out, and

are subject to approval by the City of Calgary.

The CRORA receives and manages the encumbrances, restrictive covenants, and easements transferred to it from the developers, including the annual fees and other charges levied for the purposes generally described above, and laid out in more detail in the Memorandum of Association dated June 1999. The CRORA has jurisdiction only over these aspects of community life – nothing more.

The Rocky Ridge Royal Oak Community Association (RRROCA) is a separate organization with a broader mandate than ours. Learn what they do and get your membership at <http://www.rrroca.org/>

Please see *What We Do and Don't Do*, page 4

Spending Your Money

By Gary Wagner

The volunteer Board of Directors manages your fees on behalf of The Cascades in Royal Oak Residents Association. We've contracted Small Business Accountants (SBA) of Calgary to handle the day-to-day administration. SBA is the first point of contact for all CRORA Members.

If you want a say in how your money is spent, you have several opportunities:

1. Join the Board of Directors (elections are held at the Annual General Meeting in the Fall, planned this year for September 28, 2011);
2. Visit your web site and send us your polite and creative suggestions;

3. Volunteer for a project action group.

There are so many talented people living in The Cascades that we should have the best community amenities in the City. Unfortunately, while many people have plenty of time to complain about things they don't like, they can't find the time to make a more positive impact.

As volunteers, the Board doesn't have to change something just because one or two residents don't like it. We do the best we can with what we have, and our time is precious – just like yours. Here is your opportunity to get involved.

Please see *Spending Your Money* on page 4

Brief History – Part I continued from page 1

and Eamon's Camp. Early Cascades residents will recall folks riding horses along the new streets, frequent sightings of moose, deer, rabbits, and coyotes, and even the occasional porcupine. Until the houses began to fill in, almost everyone had a lovely mountain view!

Since we are near the highest point in northwest Calgary (some say in all of Calgary), The Cascades enjoys highly variable weather. We often get snow,

rain, and fog when no one else does. On the other hand, Cascades residents are often among the first to benefit from Chinooks. To be sure, we rarely lack for a breeze in summer or in winter. Depending on your personal preferences, that can either be a blessing or a curse.

We will continue to write about the history of the neighbourhood. Feel free to send us your pictures and stories.

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If you want to make a positive difference in The Cascades, please let us know. Proposed projects for 2011 include:

- New entrance feature on the east end of Royal Oak Way at The Cascades boundary.
- Ice rink or other seasonal recreation facility.
- Enhanced snow removal services (would you like your sidewalk cleaned?).

- Off-leash dog exercise area.
- Playgrounds, benches, lookouts, and pathways.
- Improved web site and newsletter (are you a web savvy writer or photographer? Contact us!).
- Tree replacement program.
- Noxious and detrimental weed program.
- Board of Directors development program.

“The CRORA receives and manages the encumbrances, restrictive covenants, and easements transferred to it from the developers, including the annual fees and other charges levied for the purposes generally described above ...”

What We Do and Don't Do continued from page 3

It is also important to know what the CRORA does not do.

The CRORA does not act as an advocate or mediator on behalf of the residents except for issues specifically within our mandate. We do not get involved in disputes between neighbours, or between residents and the City of Calgary, or between Members and any of the neighbourhood developers or builders. That is not our role.

Register on the CRORA web site, send in plenty of suggestions (complete with budget, please), and help us improve our community.