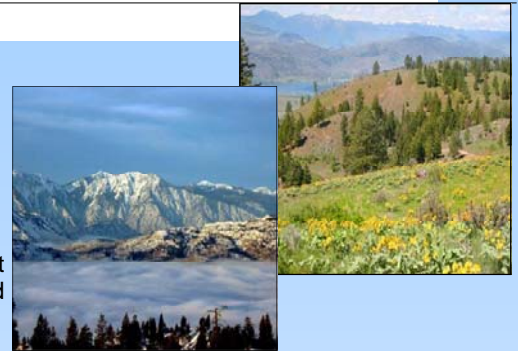


# The Mountain Community Gazette

Issue 1 2008  
January 2008

## Results of the Survey

Back in late November and early December, the Society sent out a questionnaire to Anarchist Mountain area residents and landowners in the area. This describes what you had to say.



The AMCS asked the Anarchist Mountain Firefighters Society and the Regal Ridge company to distribute the survey to all residents of the area, or land owners on Regal Ridge's mailing list. In all about 100 persons were sent the questionnaire, through these two distribution methods. As of December 31, 2007 thirty-eight completed surveys were returned. The low return rate is probably related to the many surveys that have circulated in the area within the last 6 months, and a certain fatigue that may have resulted from people being tired of being asked their opinions on a broad range of issues, still a 38 % return rate is a relatively good response for this type of questionnaire.

The respondents were made up of 42% residents of the Anarchist Mountain area, and 58% of land owners not currently living in the area. Respondents were strongly in favour of the creation and operation of the Anarchist Mountain Community Society. All 38 responses were unanimously supportive of the creation of the Society. Only three respondents said that they won't likely join right now because they are not planning to live here until 2009 or 2010.

There was strong support of the membership fee being set at \$50 for the start of the Society's activities. Only three people out of the 38 responses thought the fee was too high, which was off-set by six responses indicating that the fee was too low, while the majority of 35 persons (89% of responses) agreed that \$50 was an acceptable annual family membership fee.

There was a strong consensus (95% agreement) that the AMCS geographical area should mimic that of the Anarchist Mountain Fire Dept., including all of the area between Osoyoos and Anarchist Summit. This would include the Sidley Mountain Road area. The cut off would be at Anarchist Summit on Hwy 3, before Bridesville.

Turning to what the Society should concentrate on, we asked people to tell us what they feel is most important to them. On the next page, we present a table that lists the order of importance, and rankings of your responses:

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Mark McKenney, President, AMCS  
Nov. 2007 mckenney@xplornet.com or 495-4519

• **There was unanimous support for the creation and operation of the Community Society**

• **The Society should have the same geographical boundaries as the Anarchist Mountain Fire Dept.**

**Survey Results (continued)**  
**Announcement - Founding Members Meeting**  
**Conservation in the Community**  
**Membership Form**

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## Survey Results (con't)

**What things are important to you?**

( Scored 10 max - 0 min)

	<u>Score</u>	<u>Max Score</u>		<u>Rank</u>
Enviro - Ground water quality & quantity	345	380	91%	1
Fire protection & fuel management	344	380	91%	2
Enviro - Conservation of plants & animals	329	380	87%	3
Enviro - Water conservation	328	380	86%	4
Enviro - Air quality	323	380	85%	5
Recreational (hiking, trails, horse riding etc)	308	380	81%	6
Highway safety	308	380	81%	6
Other pest control (beetle, mosquitos)	303	380	80%	7
Enviro - Bio diversity	297	380	78%	8
Enviro - Waste management	296	380	78%	9
Noxious weed control	290	380	76%	10
Enviro - Climate change / GHG emissions	271	380	71%	11
Enviro - Bio inventory of area	266	380	70%	12
Amenity development	263	380	69%	13
Residential development	249	380	66%	14
Commercial development	229	380	60%	15

● Those responding feel that conservation and environmental issues are most important

● Building a “sense of community” is a key interest

In addition to the questions we asked, we also solicited opinions from respondents of their most important issues. Here are the comments we received:

- Create cross country ski trails for residents
- Skating rink
- Curling
- Tennis courts
- Better access to Crown land
- Set up some dedicated ATV / Motorized vehicle trails to keep them out of sensitive lands
- Having access of the conservation lands around Regal Ridge
- Map & connect existing trails
- Conservation efforts in conservation lands
- Restrict motorized vehicles in the majority of the conservation areas
- Organize a summer BBQ, picnic, family day
- Community social events
- Get to know your neighbours events
- Build a sense of community spirit
- Concern over development continuing at a fast pace
- Mitigate effects of development, work with local developers
- Work to reduce truck noise of engine brakes

Regarding what kinds of amenities might be supported in the future, some residents commented they were interested in: (in no particular order)

- A grocery store, convenience store, gas station, postal outlet
- That the Society should support educational and entertainment activities
- That the Society should encourage a “sense of community”
- That the Society might encourage neighbours to keep the mountain tidy
- That tree planting could be organized to assist where fire damage occurred in 2003
- The Society could assist in nature interpretation seminars, walks and working with groups on conservation issues
- Some were interested in a community hall where meetings and educational seminars could be held
- The Society must represent the views of its members, governance is to be democratic
- A few responses suggested a veterinary clinic

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There is unanimous support for the creation and operation of the Anarchist Mountain Community Society, amongst respondents to the survey. There is also consensus that a \$50 per annum per family fee is an appropriate membership fee.

Respondents feel that the Society should have members meetings 2 times per year, and more frequently if issues require discussion. One of these meetings would be a formal Annual General Meeting, at which Board members would be nominated by the members, and new Directors (or re-nominated Directors) would be elected to sit for the upcoming year. A newsletter is supported, to be sent out on a quarterly basis, by email. The Society will welcome members sending in ideas for the newsletter, or writing articles for these community pages.

The main goal of the Society will be to build a strong sense of community in the Anarchist Mountain area. There is a consensus that the Society should represent all the members' interests, and be represented as such in its governance structure. The constitution of the Society provides for exactly this kind of representative governance to insure that the Society represents its members. A copy of the constitution is available to all interested persons upon request to the President.

Respondents view environmental and conservation issues as their most important concerns. Water conservation and the protection and use of sensitive conservation areas and park lands is what potential members would like the Society to be involved in as it commences its activities. Other environmental and conservation interests include pest and noxious weed controls, fire prevention and safety, and use of recreational and conservation lands for trails, biking, hiking, nature interpretation and winter activities.

The Board of Directors plans to schedule a meeting of potential members for January 16, 2008. All respondents and all persons on the Anarchist Mountain Fire Dept. and Regal Ridge mailing lists will be notified and invited to this meeting. The purpose of the meeting will be to discuss the survey in person with potential members. This meeting will be the opportunity for interested persons to join the Society. Membership fees will be collected at this first meeting of members. Non-residents will be invited to join the Society, prior to or after the meeting by regular postal mail, with payment by cheque.

- **Members meetings would occur at least 2 times per year, or more often if issues arise**

- **A newsletter will keep members informed on a 4 times per year basis.**

## **Founding Members Meeting Anarchist Mountain Community Society**

**To be held, commencing at 7 PM  
January 16, 2008**

**Anarchist Mountain Fire Hall  
Grizzly Road, Anarchist Mtn**

- **Meet your neighbours & the Board of Directors**
- **Discussion of Survey Results**
- **Proposed agreement to administer conservation lands  
(see article on next page)**
- **Join the Society ( \$50 / yr / family - cash or cheques accepted)**
- **New business from the floor**

**For more information contact Mark McKenney  
mckenney@xplornet.com or 250-495-4519**

## Conservation in the Community

One of the clearest messages received from respondents to the questionnaire was that conservation activities and the preservation of the natural resources were key interests of our community.

People are most interested / concerned about:

- Water quality/ supply and conservation
- Conservation of plants / animals and the preservation of conservation lands
- Fire protection / noxious weed & pest control
- Recreational opportunities

Currently on Anarchist Mountain there are some 2,800 or more acres of land that are identified by the Regal Ridge company as

“Conservation Lands”. Regal Ridge owns this land and it is up to them to decide what happens to it in the short and long term. Many community residents, and vacant landowners are interested in preserving these lands. They see the conservation of those lands, and their ability to use them for recreation, as part of the reason they want to live in this Community. Currently it is unclear to most residents/ owners what the status of these lands is. Many may not realize that they are private lands thinking they have been reverted to the Crown or to the RDOS through the covenant process. Exactly which lands are described with in covenants and registered “on-title” is also not clear, but this is a legal question. The terms and conditions of the covenants between the Regal Ridge company and the RDOS is also more or less unknown to community residents and vacant land owners.



• **These are just early ideas not plans - we want to get you thinking**

Residents & owners appear to be unclear about many aspects concerning the conservation lands. Many questions arise: What happens if Regal Ridge is sold or something happens to change the current approaches to managing these sensitive lands? Do Regal Ridge or Anarchist Mountain community residents have any “right of use” to enjoy these conservation lands? If there is a “right-of-use” where is this understanding written so that those with the use privileges understand what they can / can’t do? Are motorized vehicles restricted on all conservation lands? What is the status of biological inventory work – is it catalogued, could it form part of a larger body of scientific knowledge about this area (i.e. Grassland Conservation Council, Nature Conservancy etc).

One thing that is clear, is that there is a willingness by Regal Ridge’s owner to work with area landowners in ways to manage the conservation lands to the mutual benefit of the community. A preliminary meeting was held with Adrian Erickson of Regal Ridge to discuss whether the Community Society could play a role in administering the conservation lands owned by RR. Adrian’s response was quite positive in this regard, indicating that he believes there is an on-going role for the Community Society in this regard.

The Society proposes negotiating a formal Agreement between the Society and Regal Ridge, for the Community Society to administer some or all of the conservation land holdings, on behalf of Regal Ridge. The ownership of the conservation lands would remain with Regal Ridge. Regal Ridge would basically hire the Society as administrators of the “Conservation Lands” specified. An annual fee for this service would be paid to the Society. This would be a core source of funding for the Society to support activities and projects within the Community. The Agreement would specify what the “rights-of-use” are for the conservations lands being administered, who they apply to, and what the conditions of those rights are. The Community Society would be delegated the role of administering those rules – at an “arms length” relationship to the Regal Ridge Company. A committee of the Society could oversee this if Members choose.

The Board of Directors recommends creating a negotiation team, representing the Community Society to negotiate an agreement with the Regal Ridge company (Adrian Ericson). Ron Palmer who is a member of the Board of Directors of the Society & property owner at Regal Ridge has volunteered to chair this team. Bonnie Douglas, also a Board member long time property owner on Anarchist Mtn has also volunteered her time to this. At least one additional Member of the Society will be asked to volunteer, anyone Member interested in participating in this team, please contact Mark McKenney or another Director. Meetings with Regal Ridge to create an agreement will commence in early 2008.

## Anarchist Mountain Community Society

### Membership Application - 2008

Yes, I wish to join as a member of the Anarchist Mountain Community Society. I enclose my annual family membership fee of \$50. The persons from our family that we wish to have listed as members are:

(names) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address : \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Email Address \_\_\_\_\_

I would be willing to participate in a committee \_\_\_\_ (yes/ no)

Cheques payable to Anarchist Mountain Community Society. No cash in the mail please or bring Application and payment to Founding Members meeting—Jan 16, 2008. Mail to : Anarchist Mountain Community Society, 324 Grizzly Place, Osoyoos, BC V0H 1V6 Info at 250-495-4519 or mckenney@xplornet.com

- Non-residents can join the Society by mailing in their membership form and a cheque.