



Welcome to the Community of Priddis Greens

New Residents' Guide

Updated May 2020

Priddis Greens Community Association (PGCA)

www.pgca.ca

Table of Contents

1. History
2. Priddis Greens Services Co-op (PGSC)
3. Priddis Greens Community Association (PGCA)
4. Priddis Greens Condo Corporations
5. Restrictive Covenants/Architectural Standards
6. Foothills County Fire Department and Priddis Station
7. Priddis Greens Golf and Country Club
8. Day to Day Important Information

Appendices

1. Priddis Greens Services Co-op Ltd. General Policies (June 2012)
2. Priddis Greens Community Association By-Laws
3. Restrictive Covenant for Single Family Homes
4. Restrictive Covenant for Condominiums
5. Additional restrictive Covenant Procedures and Consent forms
 - PGCA Dog Consent Form
 - Tree Removal and Pruning
 - Camper Vans
 - Satellite Dishes
6. Architectural Standards and Process 2015
7. Sample Condominium Corporation Bylaws

1. History of Priddis and Priddis Greens

The Community of Priddis is now into its second century of permanent settlement. It is named for Charles T. Priddis, who located his homestead here in 1883. The Priddis Community Hall established in 1899 and the St. James Anglican Church was founded in 1904 and are both located on this land where Priddis Creek (also known as the north fork of Fish Creek) joins Fish Creek. Charles Priddis was a gentleman, a life-long bachelor and was well liked by all. In addition, he was very supportive of education and community events. He donated land for the first school in the area, the community hall and the church. His home became the drop off point for mail and he became the official postmaster and therefore our community became officially known as Priddis.

The Priddis Greens Golf and Country Club and residential development are just over 4.5 km west of the Charlie Priddis land. The land was initially acquired by William S. Moore in 1918 from the Soldier Settlement Board. Mr. Moore came to Canada from Belfast Ireland at the age of nine and later joined the NWMP. He became a riding instructor and served with the Mounties in Saskatchewan during the Riel Rebellion. In 1903 he married Bertha Mary Read of Smith Falls Ontario and they raised four daughters and a son. The Moore's initial home was a log cabin with hardwood floors and a sliding window in the kitchen. Shortly after commencing their ranching operations on this site, raising cattle and chickens, Mr. Moore was notified that his father had died and that he, as the oldest son, was now the Earl of Montrose and inheritor of the Montrose Estate in Scotland. However, the Scottish Estate was burdened with back taxes of several hundred dollars and as all their capital was tied up in land and cattle they were unable to raise sufficient money to pay the tax arrears and the Estate was sold under a tax sale. The Moores lived here until 1927 when they moved back to Calgary.

A Dominion Lands Office map dated Jan 20, 1885 shows the location of a trail entering the south half of section 30 from the south east, not too far removed from the location of Priddis Greens Drive today. Also, the map indicates the terrain to be rolling hills with clumps of willow, spruce and poplar, so our natural landscape remains substantially unchanged during the past century. In the early 1960's the Horne family (of Horne & Pitfield Foods) acquired the property on which the present golf course and residential development is located. In 1979, Ron Goodwin acquired the East quarter and Stan Carscallen, with Burl and Linda Aycock, purchased the West quarter. They formed Priddis Creek Developments and with the encouragement of Bill Newis, decided to apply to develop the area into a first class golf course and residential community. The 5th hole on the South nine was the first one under construction in 1982 and the South nine opened for play in the summer of 1984.

Priddis Greens Golf and Country Club became an 18 hole course in 1986, with the completion of the East nine, and a 27 hole course in the fall of 1991 when the North nine was officially opened. It became a 36 hole course in the fall of 2003. The two 18 hole courses are named Hawk and Raven. The present clubhouse facility was designed by Gail Carscallen and was completed in June of 1988. It was updated and refurbished in January 2004 and again in 2012. There are two main residential roads in the Hamlet of Priddis Greens, Sunset and Sunrise Way. These are the original residential developments on the golf course. Sunset Way consists of all condo units. Sunrise Way consists of condos and single family homes.

In 1992, Priddis Creek Developments Ltd. arranged an acquisition from the Province of the south half of Section 29 by acquiring eight quarter sections of environmentally sensitive lands at various locations in the Province and then affecting a trade. It then joined with a company at that time owned by Arnold and Bill Brogden, the owner of NW 29, to put together the lands to accommodate the fourth nine holes for the Club and to enable the

development of 118 single family lots within the Hawk's Landing subdivision. That subdivision is located on two roads, Hawk's Landing Drive and Hawk's Nest Drive, and is served by its own independent waste water treatment plant. Its potable water is stored in its own water reservoir but the potable water itself is obtained under contract from the water processing facility of Priddis Green Services Co-op Ltd, which in turn obtains its raw water under license from the Province from both Priddis Creek and Loon Lake. These Hawk's Landing utilities are operated under contract by Priddis Greens Services Co-op Ltd. under the policy direction of the board of directors of a separate rural utility known as Hawk's Landing Services Co-op Ltd.

2. Priddis Greens Services Co-op (PGSC)

The Priddis Greens Services Co-op Ltd (PGSC) is an association under the Rural Utilities Act. Its role is to provide common services to the community: supply potable water for domestic use; supply outside non-potable water for outside irrigation use; sewage disposal; garbage collection; lawn cutting; snow removal; perform outside maintenance in the community and other services as determined by the membership.

Each condo owner and single family home owner has one share in the Co-op. The Priddis Greens Golf Course has 10 shares. With 104 condo units and 12 single family homes there are 126 shares. The golf club provides administrative services for a fee to the PGSC. The Utilities Manager is responsible for day to day operations, taking direction from the General Manager.

The Water Treatment Plant is located on the north side of Priddis Greens Drive just before the clubhouse, in the same location as the mailboxes for Sunset Way.

There is a current listing of the PGSC Board Members as well as a listing of the Utilities Staff in the Priddis Greens Telephone Directory.

The Co-op holds an AGM in April of each year. All shareholders are welcome to attend. (Please see Appendix 1 for the Priddis Greens Services Co-op General Policies). Monthly PGSC Fees are paid by each Condo and Single Family Home owner. Fees are due at the beginning of each year by monthly post-dated cheques.

Condo Services and Fees include:

- Potable water supply
- Irrigation water supply and seasonal line blow out
- Weekly garbage pickup
- Maintenance of condo and common Areas; grass cutting and snow removal
- Sewage treatment
- Community Association Fee

Single Family Lot Services and Fees include:

- Potable water supply
- Irrigation Water Supply and seasonal line blow out
- Weekly garbage pick up
- Sewage treatment
- Maintenance of common Areas; grass cutting
- Community Association Fee

3. Priddis Greens Community Association (PGCA)

The Priddis Greens Community Association (PGCA) was formed in 1990 at the request of the residents. Near unanimous support resulted in the necessary documentation being filed with the Provincial Government to become a legal association under the Societies Act. On May 13, 1991 a Board of Directors was elected by the membership, replacing an interim board. The members also approved the Associations bylaws. (Please see Appendix 2) All condo owners and single family home owners have one vote per household when voting on PGCA issues.

The current dues for the PGCA are collected by the PGSC and paid to the Community Association. The PGCA fiscal year ends on April 30th. The AGM is typically held in June each year. Current Board Members are listed in the current Priddis Greens Telephone Directory, which is produced yearly for the sole use of the Priddis Greens residents as well as on the PGCA web site: www.pgca.ca

The objectives of the PGCA are to serve its members as follows:

- To build up community spirit and to engage in work of a community nature
- To foster public understanding of and participation in community planning
- To administer the Restrictive Covenants which apply to all residents, both single lots owners and condo owners
- To carry out work of a community planning nature to enhance development of Priddis Greens and to maximize the natural beauty of the area by suitable improvement to the entranceways, lighting, access roads and thoroughfares, parking lots, structures and the planting of trees flowers and grasses as they may be required
- To provide for the recreation of members and to promote friendly social activities
- To foster public understand and participation in the protection of the natural environment of the area including, but not limited to the Priddis Greens Development, the Priddis Greens Golf and Country Club, and to carry on work of an environmental nature so as to preserve, maintain, improve and enhance the same.

The Priddis Greens Community Association maintains a website that includes a wealth of information for residents about the Community Association and the Services Co-op. Electronic up-to-date copies of relevant documents can be downloaded from the site. A digital version of the Community Telephone Directory is on the "About Us" page. The password to access the Community Telephone Directory is PG2020 (case sensitive). Take a look at the website frequently to keep updated on what's happening in our community: www.pgca.ca

Membership in the PGCA automatically provides membership in the Priddis Community Association. The PGCA pays yearly dues on behalf of the residents. They will provide a list of residents once a year. The Priddis Community Association maintains the Priddis Community Hall, skating rink, tennis courts and Post Office. They have various community events during the year and look to the PGCA for volunteers to help with these events. See the Priddis Community Association website for information. www.pgca.ca

4. Priddis Greens Condominium Corporations

Each condominium group of four condos has its own Condo Corporation with its own set of Bylaws. There are 26 Condo Corporations in Priddis Greens. As a new condominium owner you should have received the Bylaws for your particular Condo Corporation upon purchase of your condo. Please note that the Restrictive Covenant for Priddis Greens supersedes any

of the Condo Bylaws. Condos must adhere to the Restrictive Covenants and the Architectural Standards of the community. A sample of the original Bylaws used by the Condo Corporations can be found in the Appendices, but it should be noted the individual Condo Corporations may have changed their Bylaws over the years.

5. Restrictive Covenants/Architectural Standards

At the time Priddis Greens was being developed by Priddis Creek Developments, the developer registered on the title the Restrictive Covenant that applies to all homes in Priddis Greens, be they single family homes or condominiums. You should have received a copy of the Restrictive Covenant at the time you purchased your home.

The purpose of the Restrictive Covenant is to maintain the architectural beauty and harmony of the homes and surroundings and provide a desirable lifestyle for the residents. In 1994 Priddis Creek Developments delegated the administration of the Restrictive Covenant to Priddis Greens Community Association through the Restrictive Covenant Committee. Enforcement of the Restrictive Covenant remains with Priddis Creek Developments. *(See Appendix 3 and 4 for the Restrictive Covenant of Single Family Homes and Condominiums respectively)*

In 2014 a committee was formed by the PGCA to update the Architectural Standards and Process of Application for Changes. This committee reported to the AGM in 2015 and a complete updated package was voted on and approved by the residents in the fall of 2015 and approved by Priddis Creek Developments in May of 2016. *(See Appendix 5 for the Architectural Standards and Application Process)*

It is the responsibility of all residents to be aware of the Restrictive Covenant. Highlights include:

- Dogs must be registered with the PGCA Restrictive Covenant Committee (RCC) *(See Appendix 6 for Dog Consent Form)*.
- No trees can be removed without the consent of the RCC
- Large vehicles including those such as large trailers, motorhomes, boats, ATV's etc. cannot be stored on resident's properties unless approved by the RCC.
- No fires are allowed on properties unless in an enclosure (fire-pit, fireplace) Please abide by the Foothills County Fire Bans and restrictions which can be found on the Fire Departments section of the Foothills County website: www.mdfoothills.com

6. Foothills County Fire Department

This Fire Department is comprised of five stations covering an area of 3,600 square kilometres. Each station is responsible for fire and medical response to its own zone plus comes to the assistance of other stations when necessary through the region's Mutual Aid Agreement. The County's 's 911 dispatch call centre is found in Black Diamond. Approximately 150 firefighters serve the area, some full-time and some volunteer, providing 24-hour coverage for 19,000 citizens.

Priddis Volunteer Fire Department

The Priddis Fire Department is the station responsible for the Priddis zone including Priddis Greens. It is a volunteer/paid on call department. They provide fire, rescue, and emergency medical first response care to the County of Foothills. They also respond to emergencies under a service contract with the City of Calgary. Their service area consists of approximately 150 square miles with a population of approximately 2900.

The department is known as Station 6 in the regional emergency response plan. The Fire Hall is located on Highway 22 about 1km west of the Priddis Greens Drive turn off. They have approximately 27 volunteer members at present with 4 fire response vehicles, a pumper, a tanker/pumper, a bush buggy, and a command vehicle. The department has had an interesting history. From its start in the maintenance shed next to the County transfer station, to the operations of today, the department has grown and developed in many ways.

Priddis Fire Department enjoys some of the most productive and advanced training. The Foothills Fire Department is a member of the CREST (Calgary Regional Emergency Service Training partnership) allowing the Priddis Fire Department to team up with many of the departments in and around the Calgary area to share training costs and resources. All of their training programs meet the National Fire Protection Association standards. New members are always welcome. IN PARTICULAR they require VOLUNTEERS WHO ARE AVAILABLE FOR FIRE CALLOUTS DURING THE DAY! If you are interested, please email info@foothillsfiredepartment.ca or phone 403-254-3145 (Taken from the Foothills fire department web site).

7. Priddis Greens Golf and Country Club

The Priddis Greens Golf and Country Club is our neighbour. They are wonderful neighbours to have as they provide us with the beautiful vistas that we enjoy everyday. The residents are welcome to enjoy the golf course by walking along its paths when there are no golfers present. In the winter the golf club cuts cross-country ski trails for residents and others to use. There is a map of the trails on the PGCA website. There is also a skating pond on Hawk 17 that can be used in the winter. During the winter, the golf club provides a small fire pit and wood for small fires as well as a picnic table! Dogs are allowed on the course but MUST NOT BE OFF LEASH and owners must pick up after their dogs. Please respect golf club property and their rules so we can continue to enjoy our surroundings.

The Club House is also open for residents (members or non-members of the golf club) to eat everyday during the golfing season as well as on weekends during the winter season. Check their website for hours at www.priddisgreens.com

8. Day to Day Important Information

Garbage Collection-Garbage is collected on Mondays between 6:30-9:30am. Changes to this time will be communicated to residents via email

Recycling- Contact James Harland if you would like to arrange for paid curb side recycling pickup. His number is 403-651-9343

Transfer Station-There is a Foothills County Transfer station on Priddis Greens Drive. It is open Tuesday and Saturday from 10am-4pm. The site takes bagged garbage. Tickets or specially marked bags may be purchased at the site. The site also recycles newspapers, tin

cans and flattened cardboard at no charge. See the Foothills Regional Landfill & Resource Recovery Centre website: <https://foothillslrrc.com/> for further landfill and recycling information.

High Country Rural Crime Watch Association-Being a HCRCWA member will connect you to a network capable of helping you to develop an over-all safer community. You will benefit by being part of an information system in communication with RCMP news updates. They also communicate other valuable information, tips and updates to members to let them know what is going on. It is very important that you get to know your neighbours, to help to identify suspicious activity and report it. Plus, you can invite your neighbours to become HCRCWA members to spread the impact of this group. You will help to reduce crime in our area by being the eyes and ears to assist the RCMP. Being a part of a healthy crime watch system will help the RCMP and our community.

To become a HCRCWA member you must fill out a membership application form. It is a free service. Please link to their website: www.hcrcwa.ca for a copy of the membership form as well as more information

Foothills County Councillor-Our Councillor is currently **Suzanne Oel**. She can be contacted at 403-931-2711. Suzanne is often present at the PGCA AGM and updates the community on Foothills County business.

Telephone Numbers-The PGCA produces a community Telephone Directory each year. It contains the telephone and email contact information of all the residents as well as other important community and Emergency contact information. Please contact the current board member, Ken Zacharias, responsible for the Telephone Directory at kenzac@shaw.ca to get your information added if you wish to be included.

Email Contact Lists-The Chairman of the PGCA and the General Manager of the PGSC both maintain email contact lists for all residents of Priddis Greens. They will send out important information to all residents using this method of communication. Both will also use the website to communicate to residents. It is important to be on their email list, even if you do not want to be in the telephone directory, so you can receive important information. These lists will not be shared with outside agencies.

Automated External Defibrillator (AED)-PGCA owns an AED for community use. It is located at the water treatment on the north side of Priddis Greens Drive between Sunrise Way and Sunset Way (where the Sunset Way mail boxes are located)It is in a locked enclosure on the left side of the front portion of the building as you face the building. The AED unit is serviced by the water treatment plant operators that work for PGSC. The keypad lock code is 9311. There are also AEDs in the Priddis Greens Golf and Country Club clubhouse office and in the Hawk halfway house at the end of Hawk #5. These are owned by the golf club, so technically not really for resident use, but in an emergency the golf club would be happy to help out. The golf club AEDs would only be accessible when their buildings are open. Hawk halfway house is typically open during the day when the course is open, but there is no guarantee that it is open on any given day. The clubhouse is typically open early morning until late evening during golf season and on weekends during the off season. The PGCA periodically organizes AED training for residents for a fee.

Internet Service-Internet Service is currently available through Axia, Rogers and Telus