

# BARA Bugle

*Broadmead Area Residents' Association*

Spring Issue, 2011

## **BARA Annual General Meeting**

**Gateway Baptist Church**

**Thursday, April 28, 2011  
7:30pm**

### **Inside this Issue**

<b>Editor's Corner Municipal Affairs</b>	<b>2</b>
<b>Police Liaison Guidelines Broadmead Talk</b>	<b>3</b>
<b>Shred Event Beach Fires</b>	<b>4</b>
<b>Meet Your Neighbours</b>	<b>5</b>
<b>Covenant Corner History</b>	<b>6</b>
<b>Community Day Notice Police Liaison Report</b>	<b>7</b>
<b>Broadmead Artist Energy Conservation</b>	<b>8</b>
<b>Rithet's Bog</b>	<b>9</b>
<b>BARA Board Members Notice of AGM</b>	<b>10</b>
<b>Bugle Supporters</b>	<b>11, 12</b>

## ***President's Message***

Reflecting on the events of the past year there are some major issues which have consumed a considerable amount of the BARA Board's time and effort.

- The most positive and enjoyable event was our Community Day which will be held again this year in a different location. The company that manages the Broadmead Shopping Centre, Grosvenor, has invited us to use their site. The board agrees that it is a more central location and accessible to more residents. We anticipate that the business community will also participate.
- The management of the covenants for the following streets has been transferred to BARA: Pheasantwood Terrace, Copsewood Place, Donwood Drive, Faithwood Road, Faithwood Place, Gracewood Terrace and Praisewood Terrace. This residential neighbourhood was developed by Eloise Holdings Ltd. during the period 1985 to 1991 and although this area is not officially part of Broadmead it has been considered so for many years. The following is an excerpt from a letter received from Steve Mann who developed the area and managed the covenants on those properties:  
"We hereby designate and name the Broadmead Area Residents' Association (BARA) as our authorized agent and nominee with respect to all matters relating to any restrictive covenant or building scheme affecting the residential area contiguous with the community of Broadmead."
- On a less positive note, the Island Blueberry Farm has been an issue of great concern for many of our residents. The use of propane cannons has been a noisy, disruptive annoyance to households which border on the Blenkinsop Valley while the targeted geese seem unperturbed. BARA has been outspoken on this issue and will continue to be so until the problem has been solved.
- There have been numerous other topics of concern on the BARA agenda during the past year including parks and recreation, police liaison, graffiti, communication with residents, and covenant issues.
- Membership is now our main focus and will be our number one priority for the next year. For this we need your input and support!

Best regards, **Jim Griffith**, President





## ***Editor's Corner***

*Bill Wong*

Where are all the children in Broadmead?

Every once in a while, I'll ask my 10 year old son a question that I'm hoping will cause him to think deeply. Recently, I asked, "What do you think is important in life?" I expect him to furrow his brow and come up with some well thought out ideas. He doesn't disappoint and after a moment of hesitation says "my father, mother, friends, clean air and water".

Wise words from such a young person, I think. The first part is easy as both of his parents are around. And, as you know, living in Broadmead affords us the luxury of clean air and water.

Surprisingly, it's the lack of friends living close by that he is missing and, I think, this is because he attends a French-immersion school located outside of this school district. I wonder if he has any similarly aged peers in this community. Send me your ideas about how families can connect in Broadmead: info@broadmead.ca



## **Municipal Affairs**

**Saanich Councillor,  
*Susan Brice***



In recent weeks we have seen the devastation from the earthquakes in both Japan and New Zealand and we send our heartfelt condolences to the families in those countries; at the same time we wonder how we will deal with a similar disaster when it hits our community. Our neighbourhood of Broadmead is located in a zone that has been identified as an area that will experience a major quake although of course scientists can't tell us when this will occur. The earthquake and associated aftershocks in Japan and New Zealand serve as a good reminder that we all need to be prepared for major emergencies and the best place to start is at home.

Our Saanich Emergency Program regularly provides workshops as part of our Neighbourhood Emergency Preparedness Program. The workshops held in March this year at Commonwealth Place were quickly filled, an indication that residents of our community are wanting valuable information. For future workshops check out the website, [www.sep.saanich.ca](http://www.sep.saanich.ca).

The week of May 1-7 is Emergency Preparedness Week. During that week the Saanich Emergency Program will present programs to approximately 1000 Grade 4 students. In Broadmead our children at Lochside Elementary will have their presentation on May 13. Parents of those students should watch for the bright yellow packs the kids will be bringing home as their start to a "grab and go" bag.

In the event of a major disaster, Saanich Commonwealth Place will likely be the Reception Centre for our neighbourhood of Broadmead. However, Saanich has agreements in place with many facilities and following an event such as a major earthquake, damage assessments must be conducted to ensure the facility is safe for use. Our public safety officials advise us that we will need to listen to the media for information on which reception areas will be activated.

As a final note, you should know that our Emergency Program always welcomes new volunteers. No experience is necessary and all training is provided. There are a number of different areas that you may wish to consider. One program has volunteers going out into the neighbourhood to actually help present emergency preparedness workshops. This is a great volunteer opportunity where you could give back to the Broadmead neighbourhood and families. If this is of interest to you please call 250-475-7140. Working together we can help make our community safer for all.



**Blossom Season**

### **Broadmead Talk**

**The year 2012** is a significant one for our community association. Next year BARA will be 25 years old. As a 25<sup>th</sup> Anniversary project your BARA Board would like to do an update of *The Broadmead Story*, the original booklet about Broadmead's history. We are looking for a volunteer to co-ordinate the project as well as several others to do research, writing, and layout work. Pictures and stories about Broadmead which you may have tucked away would certainly help. If you would like to be a part of this significant history project please contact us at info@broadmead.ca.

**Imperial Oil Grant.** Once again BARA is pleased to announce that a Volunteer Involvement Program (VIP) grant, on behalf of Ralph Ward, has been received from Imperial Oil in the amount of \$500. Imperial Oil created this program to encourage and support the community volunteer efforts of their employees, annuitants and spouses. BARA wishes to thank Imperial Oil for supporting its work within the Broadmead Community. This year's grant will be used to assist BARA in updating *The Broadmead Story*. A special thanks to Ralph and Mary for their continuous support over the years.

Broadmead resident and Olympic rower **David Calder** is looking forward to participating in the 2012 Olympics in London. David is following a very rigorous training schedule as he prepares for his last Olympics.

### ***POLICE LIAISON Guidelines***

Howard Davey, BARA Director

BARA has established a relationship with the Saanich Police Department and has set objectives for this liaison. Crime, traffic and home safety are issues of concern for all members of our community.

#### **Objectives:**

- To be more informed on overall policing matters affecting our community
- To establish preventative measures for safety and the well being of our residents.
- To be more pro-active within the Saanich community.
- To offer more informed communications to our members.
- To support Saanich Police initiatives.

#### **Action**

- Meet at least once monthly with the Block Watch and Traffic departments of the Uniform Division in the Saanich Police Department.
- Communicate via e-mail with the above departments when something of urgency needs to be reported.
- Establish weekly reviews of happenings as reported on the Saanich Police website and related links, i.e., *Canada Safety Council* and other community sites.
- Attend various meetings such as Group Block Watch where new crime and traffic trends can be established.
- Meet with BARA residents to establish a dialogue on issues of concern within the community.
- Produce articles of interest for BARA Electronic News and the BARA Bugle
- Consider production of a brochure that would give immediate reference to crime, safety and traffic. This would be a BARA Reference Brochure.
- Establish interaction with other communities, to share successes and failures pertaining to actions.
- Attend symposia and discussion groups dealing with safety, traffic and crime.
- Set up special community oriented programs in conjunction with the Saanich Police Department to monitor residential incidents and to keep residents informed.
- Clearly define areas of concern and establish monthly action items requiring immediate attention.



# Shred Event

**BCAA Broadmead & the  
Saanich Police**  
invite you to safeguard your  
home by shredding all your ob-  
solete confidential papers.

**Bring your boxes for ONSITE  
shredding by Island Document  
Storage & Shredding**

**BCAA - Broadmead  
Shopping Centre  
Saturday, April 30,  
9am-2pm**

**By Donation to "Alexa's Bus"**



*The Alexa Middelaer Memorial Fund.  
The Bus: a better way to reduce  
impaired driving fatalities in British Columbia*



## **BEACH FIRES**

Letter to Saanich Community Associations

### **Subject: Beach Fires Update**

Further to my June 24th correspondence, I am providing this update on beach fires and the implementation strategies approved by the Public Safety and Emergency Planning Committee at its June 16, 2010 meeting.

Consistent with the Committee's recommendations, beach fire permits are no longer being issued for Telegraph Bay Beach. The response to this action appears well received by the immediate residents and is further supported by a significant decrease in complaints received, and responses to this location, by the Fire Department.

Generally speaking, the idea of dedicated beach fire pits has not been well received in the community. The Saanich Fire Prevention Division and Parks Department have consulted with many of the beachfront residents at Cordova Bay and Sayward beaches, in an effort to gauge public support for beach fire pits and their proposed locations. A number of site meetings were conducted where residents living in close proximity to the proposed fire pit sites expressed their concerns. As a result, a considerable amount of correspondence in opposition has been received by the Fire Department and Legislative Services.

Residents' concerns focused on having beach fires in dedicated pits at specific locations vs. the current practice of beach fires being at varied locations along the beach. The immediate residents adjacent to the proposed fire pit locations felt that they would be subject to continuous and concentrated beach fire smoke and related noise and activities.

In light of residents concerns, the Fire Department has revisited the potential locations on Cordova Bay and Sayward beaches where beach fires can take place and which meet the required 45 meter setback identified in the Fire Prevention Bylaw. The result is such that there are no locations at Cordova Bay beach where fires can take place and meet the Bylaw setback requirement. Similarly, at Sayward beach there are only two very small areas that are in compliance with the Bylaw; however, both sites are in excess of one kilometre from the public beach access and would again impact the immediate residents. The alternative of reducing the existing 45 meter setback requirement identified in the Fire Prevention Bylaw has been considered and is not supported due to the increased fire hazard and associated liability.

Given the lack of demonstrated neighbourhood support for community beach fire pits and the inability for beach fires to take place and meet existing Bylaw setback requirements without negatively impacting adjacent property owners, effective November 1, 2010, beach fire permits will no longer be issued.

Sincerely, Michael Burgess, Fire Chief

## *Meet Your Neighbours: Gary Potter*

Gary Potter cares about Broadmead. I discovered the depth of his long-standing relationship with this community during my conversation with him at his home. Originally trained as a mechanical engineer at UBC, he worked with oil companies in several Canadian locations. Gary retired to Broadmead in 1988. At that time, the neighbourhood was largely undeveloped and Gary was attracted to its natural beauty.

In 1991, he volunteered with BARA and in short order found himself working with the land use committee. This was likely the most important committee for BARA because much development was to follow and it seemed to be a good fit for the retired engineer. He tells me that he played only a small role in many of the established sites we appreciate today such as Stoneywood, Boulderwood, Valewood, and the office park located along Chatterton Way. Gary also served as BARA's president from 1995-2008 and afterwards as VP until 2010. At every point of our conversation, Gary was quick to credit others for their contributions. Despite his insistence that others deserve credit, some clues suggest that he is also a worthy recipient of praise. First, it is clear to me that someone who retains all of the back issues of the BARA newsletter is concerned about maintaining its history. Second, as we discussed the uniqueness of the area, his fondness in recounting Broadmead's growth is quite apparent. These are clear indications that, even in retirement from BARA, Gary continues to be a wonderful steward for Broadmead.

Gary has many hobbies and interests that occupy his time. For years, he has been designing and building furniture. His workshop is now home to a variable speed lathe and this allows him greater flexibility to be creative with his fine woodworking projects. Presently, he is using the lathe to experiment with various species of wood. Sports cars have also been an interest and he has owned various interesting models. Photography is also something that keeps his interest and he tends to focus on nature, people and cars. I was not surprised to hear that he regularly jogs the Broadmead trails, plays tennis "about twice a week" and golf whenever he has the opportunity. When talking about these activities, he is quick to add that all of this can be found nearby.

*Bill Wong*





## ~ Covenant Corner ~

### Roofing Restrictions

Homeowners are reminded that there are restrictions on the type of roofs permitted in Broadmead. While there are a variety of acceptable roofing materials, the following are preferred:



- high quality, fiberglass mat or laminated shingles with a high degree of physical and visual profile;
- light concrete tiles that have the appearance of cedar shingles or shakes; or
- metal panels that have the appearance of cedar shingles or shakes.

BARA has received some requests for the installation of metal roofing constructed of flat panels that do not have the appropriate visual profile. These roofs are not permitted.

The minimum requirement is a 30-year warranty shingle with a minimum thickness of 3.2 mm. The core requirement is that they be constructed of high quality materials with the general appearance of shingles or shakes. Weathered wood colours are preferred, although other shades that are appropriate to a particular home design or landscape setting are acceptable. The roof must be consistent with the style, design and colour of roofs in the immediate neighbourhood.

It is not necessary to obtain BARA approval for roof replacement providing that the new roof conforms to these standards. However, if there is any doubt, residents should contact us to confirm that the planned new roof meets the community standard.

**Membership Reminder:** Please keep in mind that any community organization is only as strong as its members. In order to carry on our work of promoting and undertaking activities that will enhance the well-being and character of the Broadmead community we need your support and your \$15.00. Should you have any questions please contact us:

info@broadmead.ca or  
Box 53527 Broadmead RPO,  
Victoria, BC, V8X 5K2



Garry Oak

### Things That Never Were

*by Bill Wong*

Have you ever wondered about development ideas that were originally considered for Broadmead? I recently met with Michael Nixon who played a major role in designing many homes and building developments in Broadmead. We talked about early visions for the development and Mr. Nixon reminisced about three particular developments that Gordon Rolston, the original planner for Broadmead, had considered implementing in the late 1960's.

In one scenario, the centre portion of the Rithet's Bog would be excavated and transformed into a lake. The lake would be surrounded by an 18-hole golf course bordered along Chatterton, Dalewood Lane, and Emily Carr with further fairways which eventually became Valewood, Parkwood, Foxborough, the office park, and the Gardens townhouse complex.

Another scenario had the Rithet's reservoir enclosed with an engineered concrete cap, protecting the water supply and providing a surface for several tennis courts. Finally, an airstrip for small planes would be located in the nearby Blenkinsop Valley, running parallel to the Lochside trail. So, if things had been different, you might have been filing your flight plan to Palm Springs, driving your golf cart to the clubhouse, or meeting your friends at the tennis resort on one of the highest plateaus in Broadmead, enjoying a 360-degree view of the peninsula.

**The Broadmead Area Residents' Association, BARA,**  
**invites you to Community Day 2011**  
*for all residents*  
**SUNDAY, JULY 10, from 11 A.M. to 2 P.M.**  
**at**  
**Broadmead Village Shopping Centre**



*Join your neighbours for our community gathering with free hotdogs, ice cream, cookies, beverages and entertainment. There will be children's activities, face painting, cookie walk, and numerous draw prizes for Broadmead Residents.*

**For a complete schedule, go our website: [www.broadmead.ca](http://www.broadmead.ca)**

## ***Police Liaison Report***

*by Howard Davey*

**Recent police interaction** involved meetings with the Block Watch and Traffic Divisions of the Saanich Police Department. Our plan has been positively received by the police and we are asking Broadmead residents to be more interactive with BARA representatives and the Saanich Police Department.

It is apparent from our discussions with the police that not all incidents are being reported. The motto of the Saanich Police Department is "No Call Too Small". If something suspicious is observed the police ask that we report the incident so that it can be properly investigated. More than 100 incidents were reported from September 2008 until mid-March of this year but the number most likely is not a true picture of our situation. According to the police, sometimes people think that a specific happening is too small to bother with or they simply do not want to get involved.

Please be alert to graffiti and report a new tag immediately so it can be investigated. Police look to the type of tagging and the location to determine areas of concern, and photos are taken for the record. Graffiti reporting is also required for immediate action by our anti-graffiti volunteers.

Speeding is always a problem. The Police have the equipment to position a portable speed reader in specific locations and will do so on request. Drivers who speed take the chance that their license number will be recorded and, if noted as a repeat offender, will receive a letter of warning from the Police Department. In Saanich the Police Department sends out more than 2000 letters a year based on letters and statements received from residents and businesses.

Liaison with police will be continuous as your BARA executive deems this contact to be of significant importance to all residents. We believe that being well informed will keep our community safe and enjoyable.



## ***Broadmead Artist: Chris Broadbent***

Chris Broadbent is happiest sketching outdoors or painting in his home studio. I had an opportunity to visit him recently and was also delighted to meet his incredibly supportive wife, Karla Wagner. From his website, I knew about his background as a geophysicist so I asked him the most obvious question. Which interest came first?

Geophysics was his initial pursuit and, after the requisite amount of study, he graduated from UBC in 1971. Soon afterwards, he performed field expeditions for mining companies in northern Saskatchewan and used surface methods to detect or infer the presence of elements such as uranium. By 1990, he retired from this line of work and started formal art

training. This included courses at the Alberta College of Art in Calgary, the Victoria College of Art and the Vancouver Island School of Art. It seems that geophysics and art are not quite so paradoxical. Chris thinks that both require a dose of creativity in order to realize the whole picture. He recounts some of the outdoor experiences that motivated him to paint and we wander into topics such as climate change, mass psychology and the human brain. Might fragments of these concerns be latent in his paintings?



Does he see a connection between the physics of the earth and art? He believes that urbanites are losing their connection to nature given the incremental disappearance of natural surroundings. That is the primary reason why his subject matter consists of forests, landscapes, marine life, and mountain scenes. His excursions into the wilderness inspired him to make sketches and subsequently transform them into oils. Like the study

of geophysics, Chris hopes that these paintings will empower us to detect the drawbacks of the interminably encroaching car culture. He says that creating a sense of "being there" into each painting is critical and not easy due to inherent artistic challenges and neither mathematics nor physics provide ready solutions. Access his website to judge for yourself.

[www.chrisbroadbent-art.ca](http://www.chrisbroadbent-art.ca)

*Bill Wong*

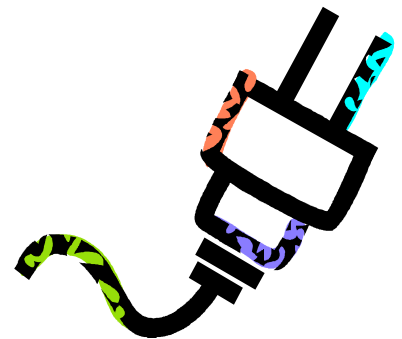


## **Energy Conservation Suggestions for Your Home**

Energy saving products that may be installed in your home include:

- Energy saving light bulbs (CFLs) indoor and outdoor
- Faucet aerators for the kitchen and bathroom
- Low-flow showerhead
- Water heater pipe wrap and blanket
- Draft proofing, such as weather stripping, caulking and outlet gaskets
- Insulation for attics, walls and crawlspaces
- Low-wattage night light
- ENERGY STAR® refrigerator replacement

For more information, visit [www.bchydro.com/ecap](http://www.bchydro.com/ecap) or call BC Hydro at 1.877.431.9463.







Volunteer co-coordinator of RBCS Sharon Hartwell prepares plastic collars to protect new tree seedlings.

## Weed Whacking at Rithet's Bog

Volunteers are invited to Rithet's Bog work parties on the first Sunday of each month, from 1 to 3 p.m. Upcoming dates are April 3 and May 8. *by Paul Bennett*

On April 3, volunteers will meet at 1 p.m. at Fir Tree Glen and walk to the hillside below the Foxborough Hills townhouse complex.

*Weeds of the month* will be poison hemlock, broom, blackberries and oyster plant.

Our meeting site varies, depending on the work we are undertaking. Please call Sharon Hartwell at 250-479-0491 or Russ Pym at 250-658-5167 to confirm the location prior to each work bee. If you are already on our volunteer email list, you will be sent an email prior to each work bee, describing the meeting place.

Please bring gloves, weather-appropriate clothes (long sleeves and pant legs are a good idea to protect your skin), sturdy footwear, water and your favourite clippers or loppers. Rithet's Bog Conservation Society can supply shovels, loppers, garbage bags and tarps. Cookies and juice will be offered.

Everyone is welcome, but please leave dogs at home. Join us for some exercise and fresh air, and meet other conservation minded folks. We hope to see you there!

RBCS member Sharon Hartwell has volunteered to answer bog-related questions through our website: [www.rithetsbog.org](http://www.rithetsbog.org)



*Rithet's Bog Conservation Society (RBCS) is a registered non profit Society dedicated to the care and stewardship of Rithet's Bog Conservation Area, which contains the last remaining peat bog on the Saanich Peninsula. RBCS works closely with Saanich Parks, advising on the ecology and management of the park, particularly the bog ecosystem. Extensive educational material has also been developed by RBCS, including information on the post-settlement human history of the area. RBCS is a Federated Club of the Federation of BC Naturalists.*



Purple Sanicle



Swamp Lanterns

Several rare plant species, including this purple Sanicle, are struggling to survive in Rithet's Bog Conservation Area. Purple Sanicle grows in a remnant Garry Oak woodland area below the Foxborough Townhouse complex. Alien species such as broom, blackberry and invasive grasses are being removed by RBCS volunteers and the Garry Oak Ecosystem Restoration Team, a non-profit conservation organization. If you are interested in helping to protect this rare plant population, please contact Sharon Hartwell at 250-479-0491.

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## ***Meet Your BARA Board Members***

### **Paul Stringer**

Paul graduated from the University of Newcastle-upon-Tyne, England, and moved to Canada in 1970. He taught high school in Saskatchewan before continuing his education at the University of Saskatchewan in Saskatoon.

In the mid 1970's Paul was employed by MacLean Hunter in Toronto in the field of educational research and development. Paul relocated to B.C. and resumed his career in teaching at both the high school and elementary school levels. In the early 1980's he spent a few years working for the Ministry of Education before returning to teaching the 90's. Paul and his wife were attracted to Broadmead and built a home here in 1983 where they still live.



### **Howard Davey**

Howard was born and raised in Edmonton, Alberta, and has a background in Business Administration. Howard's career in Retail Management has taken his family to Victoria via Edmonton, Winnipeg and Vancouver. He has held several senior management positions and has served on committees and councils dealing with the management and expansion of businesses. Howard's career has been rewarding and he is indebted to the support of his wife of 50 years, Jean. They have lived in the Broadmead area for over 20 years, on Parkwood Place, with great neighbours.

The Daveys think Broadmead is the finest area that they have ever lived in and Howard looks forward to assisting wherever he can with BARA and contributing to the safety and well-being of the Broadmead area. Howard likes home renovation, gardening and golf. He fully intends to play more this year as well as cycling the varied routes in Broadmead. Howard welcomes discussion with residents on any concerns they have regarding safety, traffic and general well-being.



**BARA Annual General Meeting (AGM)**  
**Thursday, April 28, 7:30pm, 2011**  
**Gateway Baptist Church, 898 Royal Oak Drive**

**Guest Speaker: Saanich Mayor Frank Leonard**  
**Topic: Saanich Leading Change: Priorities for the Future**





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Lana Popham, MLA Saanich South

I work in a non-partisan way to improve our  
 quality of life. If you are concerned about a  
 provincial issue, please contact me.

Community Office

4085 Quadra St. Mon-Fri, 9:30 am - 5:00 pm

Tel. 250.479.4154 | Fax. 250.479.4176

Email: [lane.popham.mla@leg.bc.ca](mailto:lane.popham.mla@leg.bc.ca)

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