

ARBUTUS RIDGE - Frequently Asked Questions

1. Where is Arbutus Ridge located?

- On the protected east side of southern Vancouver Island, in the Cowichan Valley, overlooking the Salish Sea, Satellite Channel, Salt Spring Island & the Saanich Peninsula.
- Victoria - 45 min. Victoria Airport/Ferries - 1 hr. Nanaimo Airport - 50 min./Ferries - 1 hr.

2. What makes Arbutus Ridge special?

- It is a beautiful seaside community noted as one of Canada's finest for active adults 50+
- You will find a **sense of community** where you will **easily make many friends**
- There is a network of waterfront walking paths, sidewalk trails, parks and ocean views
- The community surrounds the privately owned 18-hole Arbutus Ridge Golf Course
- 24-hour security – no break-in in the history of the community

3. What is the weather like at Arbutus Ridge?

- Climate Warm micro-climate enabling palm trees to grow.
- Temperature Canada's warmest year-round temperature
"Cowichan", from a First Nations' word, means "Warm Land"
- Sunshine Victoria has 308 days of sunshine.
- Rain Victoria has 1/3 less rain than Vancouver, Montreal and New York City and Arbutus Ridge gets less rain than that
- Winter Usually above 0 C. (Averages around 6 C.) There may be one or two small snowfalls which usually melt the next day.

4. Where do I find groceries and other services?

Groceries, Gifts, Liquor, Paint, Clothing, Pizza, Restaurant etc.	Mill Bay Centre 10 min.; Valleyview Centre 10 min.
Lawyer, Accountant, Banks, Library	Mill Bay Centre 10 min.; Duncan 20 min.
Stores/Services/ Big Box Stores	Duncan 20 min.; Langford 30 min.; Victoria 45 min.
Airports/Ferries/Sea Planes	Victoria 1 hr.; Nanaimo 1 hr.; Maple Bay 30 min.
Bus - BC Transit (local)	Arbutus Ridge to Mill Bay Centre, Valleyview Centre, Shawnigan Lake and Duncan

5. How close are the medical facilities to Arbutus Ridge?

- Ambulances 15 min.
- Hospitals Duncan 20 min.; Victoria 35 min.
- Medical Doctors, Dentists, Physiotherapists, Lab, X-Ray, Audiologists, Optometrists: 10 min.

Arbutus Ridge – Frequently Asked Questions cont’d.

6. What is a Bare Land Strata?

Residents own their land and home and are responsible for maintaining any structure as well as the property. They have shared ownership and maintenance of common property such as Parks, Roads, Activity Centre, RV Centre, and other facilities such as Pool, Tennis Courts, etc.

Arbutus Ridge is a Strata Plan administered by the Strata Property Act of British Columbia.

- Council consists of up to 7 elected members who are residents who volunteer to serve
- Paid employees consist of a manager as well as office, maintenance and security staff
- Common sense Rules and By-Laws, in no way restrictive, protect the lifestyle and beauty of the community

Fees

\$410.75 per month (\$37.63 extra fee for 23 homes on the watercourse)

The fee is the same for each strata lot regardless of the size of the home.

Fees cover costs for staff and all services including water, sewer, security, garbage and all the amenities.

A Contingency Reserve Fund, an up-to-date Depreciation Report and a Repair and Replacement Fund are in place as required by the Strata Act. Additional funding for major upgrades is voted on by the residents at an Annual General Meeting.

7. How many people are allowed per home and what age is allowed?

Two people are allowed per home one of whom must be 50 years old.

8. Can I have visitors?

Visitors, including grandchildren, are welcome for up to 30 days per person per calendar year.

9. Can I have pets?

Arbutus Ridge has a pet bylaw, where a home may have one dog or one cat. Council may grant exceptions for compassionate reasons to new home buyers for existing pets. The seller or the realtor must submit a written request on behalf of a potential home buyer for Council to approve an exception to the Pet bylaw on compassionate grounds if it is a condition of a sale. Council may review and grant exceptions on a case-by-case basis.

10. Is High Speed Internet available?

Yes. Shaw, Telus and Bell have high speed internet and cable/satellite services available. Free Wi-Fi Service is available at the Security Gates, Cafe and in the Village Centre.

11. What are the demographics of Arbutus Ridge?

40% of the residents are between 50-60 years. Many are still working.

70% of the residents are couples and 30% are singles.

Arbutus Ridge – Frequently Asked Questions cont'd.

12. What are the amenities?

- Seasonal pool
- Year-round hot tub
- Tennis court
- Fitness centre
- Dock- (Our docks were damaged in a storm and recently removed. The Owners are considering their options for future usage of the waterfront.)
- RV and boat storage - \$.48/foot/month
- Multi-purpose centre with Games Room, Craft Room with kiln, Library, Woodworking Shop, Meeting Rooms, Hairdresser, Café
- 40 clubs and activities – some have small fees of \$10 - \$20/year

13. What are the Clubs and Activities at Arbutus Ridge?

Onsite

Art	Kayaking/Canoeing - launch area & racks
Ballroom Dancing	Knitting
Bible Babes	Library
Billiards/Pea Pool	Mah Jongg
Bingo	Motor Biking - informal groups
Boating	Music - choir
Book Clubs	Performing Arts
Bridge – Duplicate, Ladies, Mixed	Poker
Carpet Bowling	Quilting
Ceramics	Sewing
Crafts	Snooker - Ladies
Cribbage	Swimming
Cycling - informal groups	Table Tennis
Dog Club	Tennis - Outdoors
Fishing - Salmon, Ling Cod, Chum, Prawns, Crabs	Wine Club
Fitness	Women's Circle Discussion Group
Glassworks	Woodcarving
Hiking - Ramblers	Woodworking

Offsite

Curling
Golf
Pickleball
Tennis - indoors and outdoors

Arbutus Ridge – Frequently Asked Questions cont’d.

14. What attractions and activities are close to Arbutus Ridge?

Attractions	15 Wineries, Kinsol Trestle, Trans Canada Trail etc.
Parks	Manley Park, Ocean trail in front of Arbutus Ridge, Trail beside the 18 th fairway
Wildlife	
Whale Watching	Sometimes in front of Arbutus Ridge or by taking a tour at Cowichan Bay
Seals, Sea Lions, Bald Eagles, Deer	Arbutus Ridge
Cultural	
Performing Arts Theatres	Duncan, Chemainus and Victoria
Symphony	Victoria, Periodically in Duncan
Opera	Metropolitan Opera Live on screen in Duncan
Art Galleries, Historic Sites	Nearby
Sports -outside Arbutus Ridge	
Golf (Year-Round)	Arbutus Ridge Golf Course
Tennis	Indoors at Bubble at Arbutus Ridge Golf Course Outdoors - Kerry Park Recreation Centre - 5 min.
Pickleball	Kerry Park Curling Rink- 5 min., Duncan Recreation Centre- 20 min., Chemainus outdoor courts - 30 min.
Curling	Kerry Park Recreation Centre – 5 min. Duncan - 20 min
Fitness	Fitness Centre at Valleyview Centre - 10 min.
Swimming	Duncan Recreation Centre - 20 min.
Skating	Duncan Recreation Centre - 20 min.
Skiing	Mount Washington 2.5 hrs.
Hiking	Everywhere
Boating/Marinas	Mill Bay, Genoa Bay, Maple Bay
Fishing	Salmon, Ling Cod, Chum, Crabs, and Prawns

15. Is the Arbutus Ridge Golf Course part of the Arbutus Ridge Community?

While the golf course winds through part of our community, it is a separate legal entity. For golf information go to: [https:// www.arbutusridge.com](https://www.arbutusridge.com)

16. Do Arbutus Ridge residents get a discount to golf at the Arbutus Ridge Golf Course?

No. But there are numerous discount packages available, depending on the frequency and time when you wish to play.

Arbutus Ridge – Frequently Asked Questions cont'd.

17. What type of homes can I find at Arbutus Ridge?

Total: 643 homes/lots (1060 residents) - 148 acres of waterfront landscape and forested areas

Size: 1,000 to 6,500 sq. ft.

Style: One-level patio homes to multi-level homes – from \$400,000 to over \$1,000,000

Lots: Check for availability

18. Can I rent a home at Arbutus Ridge?

Yes. Owners can rent for a minimum of 1 month and a maximum of 6 months.

One renter must be over 50 years. Renters may use all of the Arbutus Ridge facilities

19. How do I view homes/lots for sale or for rent in Arbutus Ridge?

Go to the Arbutus Ridge website: www.arbutusridge.ca . Click on links at the bottom of the page.

Since this is a gated community, it is recommended that you call the realtor of your choice to make an appointment prior to arriving.