



**2004 to 2025**

**Silver Star Property Owners Association.**

## SSPOA Initiatives

### SSPOA Projects

Over the last 21 Years

#### SSPOA Website

**FIRST SSPOA WEBSITE**

FEBRUARY 2010

 A screenshot of the first SSPOA website, featuring a blue header with the SSPOA logo and a navigation menu. The main content area shows a snowy mountain scene with several colorful buildings, identified as the Silver Star Mountain Village. Text on the page includes the association's name, a mission statement, and a call to action to join members.
 

**SILVER STAR PROPERTY OWNERS ASSOCIATION**

A home owners association representing the best interests of the property owners of Silver Star Mountain to any and all organizations and committees having an influence or effect on the operation, development or governance of the community.

Join 650+ members today!

**NEW SSPOA WEBSITE**  
JANUARY 2017

**UPGRADED SSPOA WEBSITE**  
JANUARY 2023



## Community Information

[FireSmart](#)

[Our Roads](#)

[Sewage Action Fund](#)

[About](#)

[Board of Directors](#)

[Meeting Minutes](#)

[Constitution](#)

[Bylaws](#)

[Policy Manual](#)

[SSPOA Committee's Terms Of Reference](#)



## Preservation of the Historical Record 2004-2025

Executive Minutes 2004-2025

AGM Minutes 2004-2025

# SKI WAY SIGNAGE

August 2021



 **SPOA** Silver Star Property Owners Association.



Repurposed The  
Old Knoll Street  
Light Posts



**SKI WAY  
SIGNAGE  
2021**

 **SPOA** Silver Star Property Owners Association.



**SKI WAY  
SIGNAGE  
2021**



Making a Template to  
Duplicate the  
Laneway Brackets

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Attaching the Signs

**SKI WAY  
SIGNAGE  
2021**



Hydrovaced Foundation Holes

 **SPOA** Silver Star Property Owners Association.



**SKI WAY  
SIGNAGE**



10 Ski Ways Marked

## The Mailbox Shelter

Mailboxes in 2009



## Plans for Shelter Construction Made in 2009



OK in the Summer



Not So in the Spring



## Plans for Shelter Construction are Made in 2009





## The Mailbox Shelter



Construction Begins in 2010

 **SPOA** Silver Star Property Owners Association.



 **SPOA** Silver Star Property Owners Association.



## The Mailbox Shelter 2010



## The Mailbox Shelter 2010



## The Mailbox Shelter

## November 2017

The artwork by **Ginny Hall**  
was added  
To the back of the Community  
Notice Board  
The SSPOA had the painting  
printed on weatherproof  
material



## The Mailbox Shelter

**Yearly meeting since 2020  
with AIM Roads  
to discuss issues regarding  
road maintenance**



## MEMBER ENGAGEMENT

### Community Activities



**SPOA** Silver Star Property Owners Association

**Community Potluck  
February 13, 2020**



**bcuc**

British Columbia  
Utilities Commission

### SSPOA UTILITY SERVICES COMMITTEE

**SSPOA registered as an Intervener at the BCUC for the  
Stargas Rate Review in 2016**

Stargas Delivery Rate Proceeding at the BC Utilities  
Commission **October 6, 2016 to April 27, 2017**

\*Stargas offered a \$0.45 per GJ reduction in the delivery rate and after 4 months of proceedings Stargas revised it to only a \$0.30 reduction

\*BCUC ordered a reduction of \$1.61 per GJ on April 27, 2017

\*BCUC Application also ordered Stargas to reduce new installations from \$1,920 to \$25



**bcuc**  
British Columbia  
Utilities Commission

## SSPOA UTILITY SERVICES COMMITTEE

**Stargas and FortisBC make application for the sale of Stargas to FortisBC**

- SSPOA again registers as an Intervenor
- Fortis BC completes purchase of Stargas Utilities in February 2022
- Silver Star now pays the same for Natural Gas as Vernon BC



*STARGAS Customer Base 363  
FortisBC Customer Base 1,200,000*



### The Mailbox Shelter 2025



And we have outgrown  
the Shelter in the  
present configuration



Temporary Relocation  
to allow for  
Construction

## The Mailbox Shelter 2025



 **SPOA** Silver Star Property Owners Association.



Showing its Age  
15 Years Later  
In 2025



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**The Mailbox Shelter 2025**

**SPOA** Silver Star Property Owners Association.

A New Foundation for the Reconfiguration



Refreshed and Reconfigured 320 Mailbox Compartments

**SPOA** Silver Star Property Owners Association.

## Refreshed And Reconfigured



## The Mailbox Shelter 2025



 **SSPOA** Silver Star Property Owners Association.

## Re Stained and Painted



The SSPOA has been engaged with Canada Post since September 2018 to achieve our own postal codes.

 **SSPOA** Silver Star Property Owners Association.

And  
we now live at  
**Silver Star B.C**



with  
**Our Own Postal Codes  
as of August 2025**



## PRESIDENT'S REPORT

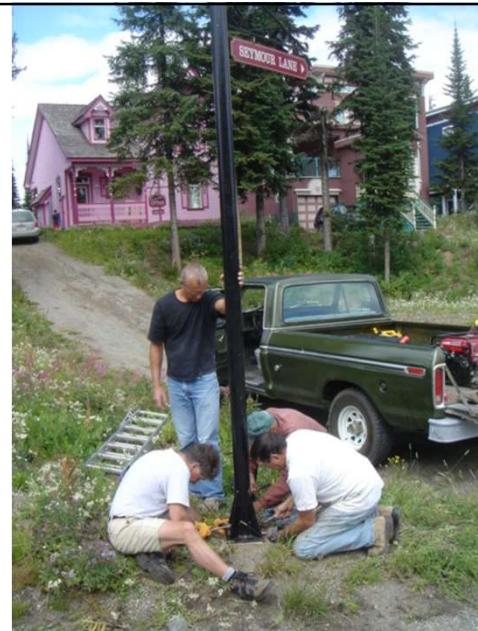
### Community Notice Board Relocation



**SILVER STAR PROPERTY OWNERS ASSOCIATION**  
**COMMUNITY NOTICE BOARD**

## 2007 Signpost Refurbish

Cleaned & Painted Laneway Posts  
and Replaced Missing Signs



 **SPOA** Silver Star Property Owners Association.

## 2024 Sign Post Refurbish

 **SPOA** Silver Star Property Owners Association



## 2024 Signpost Refurbish

 **SPOA** Silver Star Property Owners Association



## ADOPT-a-HIGHWAY 2010-2025



The First Adopt-a-Highway Team 2010

 **SPOA** Silver Star Property Owners Association

# ADOPT A HIGHWAY

2023 CREW



2019 CREW



Bigger Teams..... MORE GARBAGE

2024 CREW



 **SPOA** Silver Star Property Owners Association.

## THE 2025 ADOPT A HIGHWAY CLEAN-UP CREW

***Thank you to the Volunteers***

And SSMR for providing  
lunch at the Red Antler

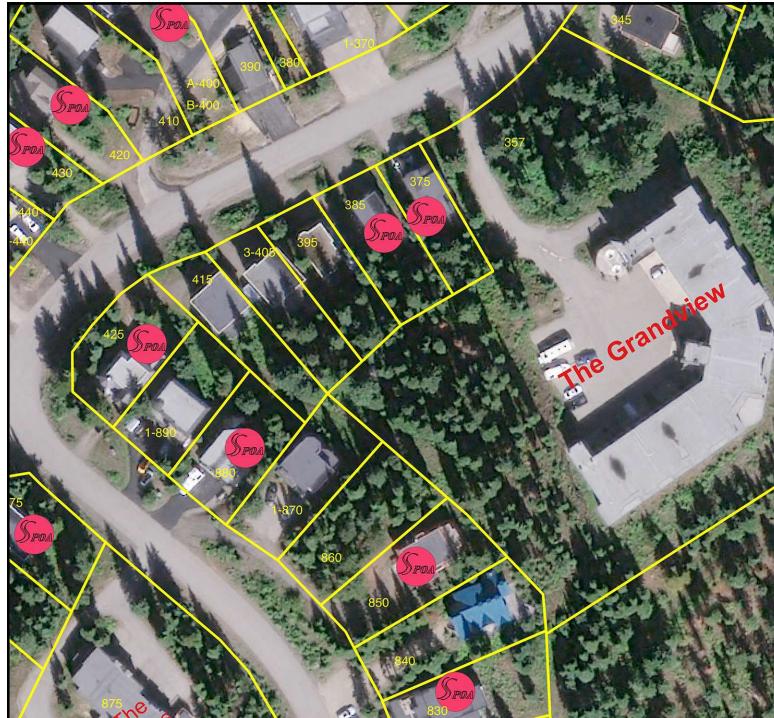
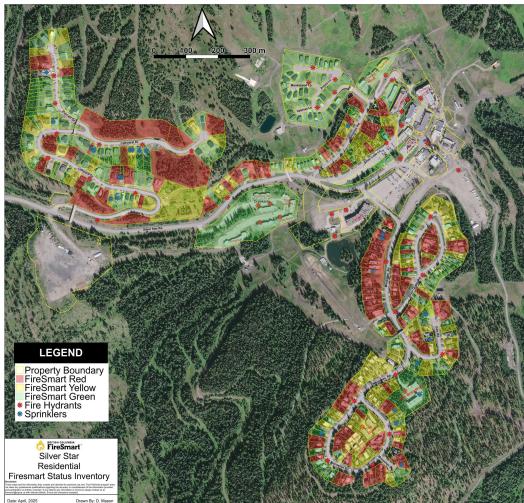


333 beer/alcohol cans  
20 pop cans  
27 beer/alcohol glass bottles  
45 plastic bottles.

A donation was made to the 232 Red Lion Air Cadet Squadron.

# Membership and FireSmart Status Inventory Mapping

## Constructed a Geographic Information System (GIS) in 2023-2025



# Membership Status Inventory Mapping 2023-2025

## Constructed a Geographic Information System (GIS) Showing:

**Residential Lots  
Addresses  
Fire Hydrants  
Roof Top Sprinkler Installations  
Members  
2024 Aerial Photography**

 **SPOA** Silver Star Property Owners Association.

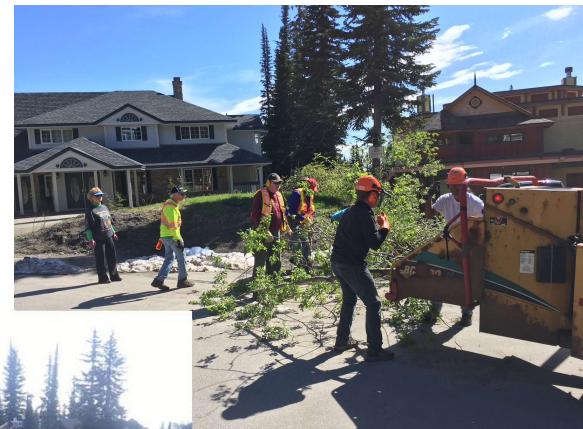
# FireSmart Status Inventory Mapping 2023-2025

Volunteers from the FireSmart Committee completed an overview of how we were progressing with the FireSmart Initiative



 **SPOA** Silver Star Property Owners Association.

## First FireSmart Chipping Event June 18 2018



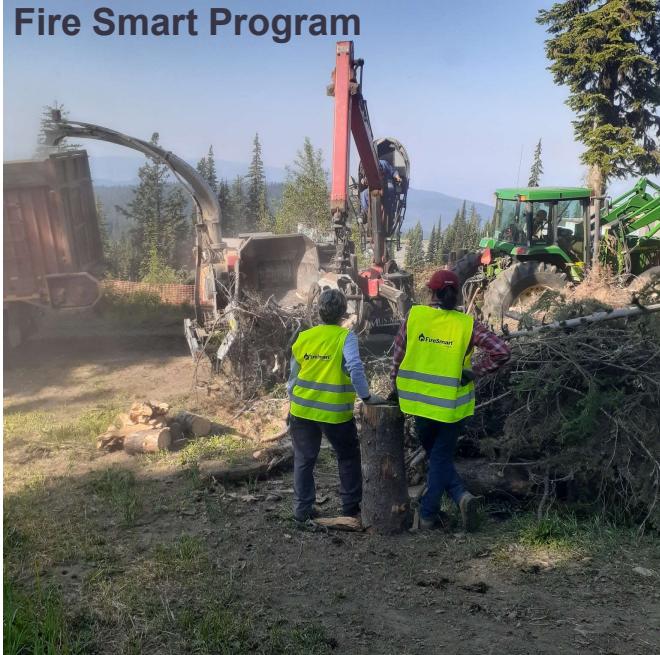
 **SPOA** Silver Star Property Owners Association.



 **SPOA** Silver Star Property Owners Association.



### Fire Smart Program



**OVER 50 TONS  
OF MATERIAL  
REMOVED IN THE  
2022 CHIPPING EFFORT**

### 2023 Chipping Program



**Another 50 TONS OF MATERIAL REMOVED IN THE 2023 CHIPPING EFFORT**

**Topic Wildfire: ISSUES TO BE ADDRESSED**

**A wildfire safety plan** for the community: how can we get a professional one prepared?

Fire Emergency, **Command and Control**, decision making (part of the safety plan),

**Emergency escape** or using “safe places”, Evac route(s) other than Silver Star Road,

**Water supply**, adequate to fight wildfire,  
Existing **pump sizes**,  
Water **storage bladders**

**Meeting with RDNO March 1, 2022**

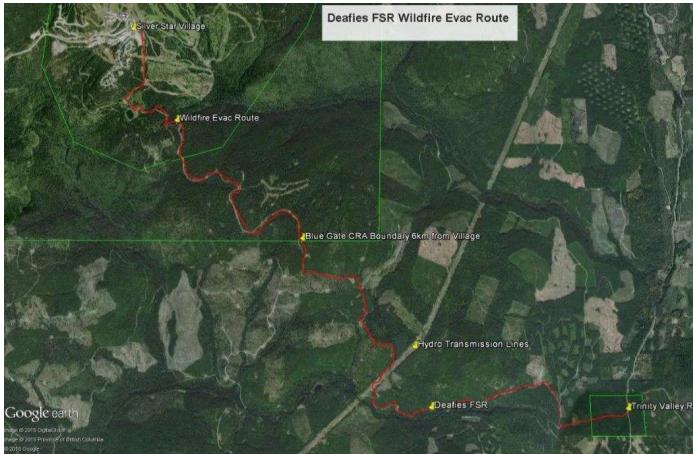
**Community Structure Protection Plan**

**SSPOA**  
**WILDFIRE STEERING**  
**COMMITTEE**

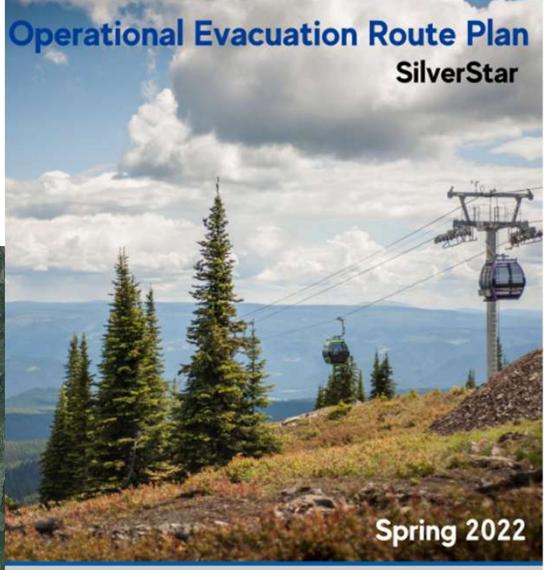


**Community Pre-plan**  
for Wildfire Safety  
and Response

**Participation in the development of the Emergency Evacuation Route Plan 2021**



**Operational Evacuation Route Plan**  
**SilverStar**



**Spring 2022**

 REGIONAL DISTRICT  
NORTH  
OKANAGAN

## Participation in the development of the Community Structure Protection Plan 2021-2022

<p><b>1 Village Centre</b> Wildfire Protection Area 1 of 6 (Silver Star Rd, Main Street, Shortt St, Parking Lot B)</p> <p>8 Fire Hydrants Gravity from Mid-T Reservoir provides water to hydrants and customers in the Village and on the Knoll. TWL 1,685.74, Volume 479,732 gal= 339,464.1 imp gal, Reservoir refresh rate 264 imp gals/min. Takes 25hrs to fill.</p>	
<p><b>2 Knoll</b> Wildfire Protection Area 2 of 6 (Monashee Rd, Silver Queen Rd, Odin Rd, Parking Lot C - RV camping area &amp; also includes the Sewer Treatment Plant.)</p> <p>13 Fire hydrants and Brewster Pond Gravity from Mid-T Reservoir provides water to hydrants and customers in the Village and on the Knoll. TWL 1,685.74, Volume 479,732 gal= 339,464.1 imp gal, Reservoir refresh rate 264 imp gals/min. Takes 25hrs to fill.</p>	



**REGIONAL DISTRICT  
NORTH OKANAGAN**

Area C Fire Protection Area,

**Silver Star Fire Rescue**  
50°21'32"N - 119°03'36"W

Community Structure Protection Plan



June 2022      Community Structure Protection Plan  
Building Fire Safe communities through education, planning and emergency response

**\$5000 SSPOA contribution to assist in the purchases of an UTV 2024**





**for wildfire suppression**





Wildfire Risk Reduction



SPOA Silver Star Property Owners Association

Forest Enhancement Society of British Columbia

**August 2022 - the SSPOA Applies for and is Successful for a Grant of **\$474,600.00****

**Silver Star Road Egress**

## The SILVERHAWK UTILITIES file

**2018 - THE SSPOA BEGINS TO CHALLENGE THE HIGH RATES CHARGED BY SILVERHAWK UTILITIES AT SILVER STAR, STARTING A SEWER ACTION FUND.**

A BRIEF IS PREPARED AND SUBMITTED TO THE B.C. GOVERNMENT IN MARCH 2018, CALLING FOR LEGISLATION OF PRIVATE MONOPOLIES

MEETINGS ARE HELD DURING THE YEARS 2018 TO 2025 TO ATTEMPT RESOLUTION

APRIL 2022 GOVERNMENT COMMISSIONS A STUDY OF SILVERHAWK'S PRACTICES

RDNO ENTERS IN NEGOTIATIONS TO PURCHASE SILVERHAWK

2023 THE RDNO HOLDS AN ALTERNATE APPROVAL PROCESS TO FACILITATE THE PURCHASE

2025 STILL NO RESOLUTION TO PAYING THE HIGHEST SEWER RATES IN B.C.



## UTILITY SERVICES COMMITTEE

# The SILVERHAWK UTILITIES file

*What Are  
the Options?*

**\* PUBLIC OWNERSHIP**

RDNO PURCHASES SILVERHAWK

**\* REGULATED PRIVATE OWNERSHIP**

B.C. GOVERNMENT REGULATES RATES

**\* UNREGULATED MONOPOLY**

SILVERHAWK TODAY

OR

POTENTIALLY A NEW OWNER



Here is a partial list of items we are working on:

- Water supply
- Sewerage costs
- Natural Gas supply
- Wildfire Preparedness
- Road maintenance for the mountain
- Member Engagement
- Community Safety
- The Government services of the Regional District of the North Okanagan (RDNO) and the Province of B.C.



***Remember,  
only as a group will we be large enough to be heard!***