

December 11, 2025

Board of Directors

Fraser Valley Regional District

Dear Directors,

My name is Jason Vance. My wife and I first purchased our vacant parcel of land in Hemlock Valley in 2015, and we bought our family cabin in 2019. I have served as a director of the Hemlock Valley Homeowners Association since 2020 and as its Vice President for three of those years. I am a certified EMA-FR and a volunteer firefighter with the Hemlock Valley Volunteer Fire Department (joined 2020). I love these mountains and I am deeply committed to doing the hard, practical work required to protect and strengthen this community that I call my preferred home.

I am asking the Fraser Valley Regional District to support the proposed Hemlock Valley Resort Association (HVRA) bylaws and Resort Area map. Over the past three and a half years, I have been a part of this resort association idea and have moved it eagerly from concept to a concrete, community-driven proposal. The Steering Committee—representing homeowners, the Resort Operator, and the Sts'ailes—has worked with Larch Business Services (Deanne Steven) and consultant Terry Pratt to complete the HVRA bylaws. We have spoken directly with homeowners in the village, collected written submissions, and incorporated homeowner comments into the finalized bylaws which have now been forwarded to you for review. We have also prepared a clear petition plan consistent with provincial requirements, and a transparent community communications program to ensure titleholders understand what they will be voting on.

Why I support forming an HVRA, and why I respectfully urge the FVRD to support this process moving forward, is direct and pragmatic. Hemlock Valley faces real challenges that cannot be solved piecemeal: an understaffed volunteer fire department, rising costs for a Utility in need of major updates for a very small customer base, and a fragile local economy that struggles to retain year-round residents and employees. A properly constituted resort association would create a stable, long-term funding mechanism and a legally recognized, accountable governance structure to pursue grants, attract investment, and coordinate infrastructure priorities on behalf of all stakeholders. Most importantly, it gives homeowners a binding, permanent seat at the table (under the proposed model homeowners hold the majority of board seats and will directly approve the HVRA budget and project priorities). The HVRA is not a developer vehicle. It is a community tool to protect homeowner interests, improve safety, and create the conditions necessary for long-term sustainability.

There are concrete, measurable benefits for the resort operator, homeowners, the Sts'ailes, and for the FVRD. A stronger local economy and more full-time residents increase our volunteer base and make it possible for the Hemlock Valley Volunteer Fire Department to meet the Fire Underwriters Survey thresholds, a change that would make people safer and properties markedly less expensive to insure. More developed and occupied properties also expand the customer base for Hemlock Valley Utility Services, which spreads operating costs over a larger population and improves service viability. For the Resort Operator and for the region, a well-governed HVRA will help attract visitors and investment in a managed, community-aware way: increasing tax revenues and regional economic activity while reducing long-term public cost burdens.

I understand the skepticism and frustration many homeowners feel. They have experienced poor communications and slow progress from parties responsible for development and services. That history is precisely why we have built strict safeguards into the HVRA bylaws: clear conflict-of-interest rules, audited financial reporting, homeowner majority on the board, and defined limits on fee increases. The HVRA will serve as the framework for transforming long-standing grievances into continuous, responsible initiatives. It is, in my view, a once-in-a-generation opportunity—perhaps a once-in-a-lifetime chance—for Hemlock Valley property owners to secure a level of influence and funding we have never had before. If this effort fails, that opportunity will not return in any comparable form.

I am reading this statement in support of the HVRA bylaws and Resort Area map at your meeting today because I believe the resort community of Hemlock Valley deserves every reasonable tool to protect its people, homes, and future. I am deeply grateful for your consideration and for the regional work you do on our behalf. I and the Steering Committee stand ready to work with staff and directors to ensure the efforts made toward the Petition Process are administered properly and that property owners will ultimately have a clear, fair chance to decide for themselves how Hemlock Valley will move forward.

Thank you for your time and for considering this important next step.

Sincerely,

Jason Vance

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Volunteer Firefighter, Certified EMA-FR, Hemlock Valley Volunteer Fire Department

Director, Hemlock Valley Homeowners Association