

Fall 2021 Newsletter

Our busy summer is ending so its time to review Board activities and remind everyone about preparation for the cold season.

We worked on many small jobs like finishing the bungalow decks by removing disintegrating aluminum cladding and painting the wood support posts and beams. We replaced and/or painted weathered garage door jambs on many units. The Board approved a three-stage tree pruning project which will end this fall or winter with the pruning and black knot removal on our 30 Mayday and Schubert trees.

Wade Engineering recently gave us a draft copy of our next Reserve Fund Study. We are arranging for Wade to present highlights and explain the content to the Board. The final version should be approved by our next AGM tentatively scheduled for the end of November.

A new snow removal contract must be signed soon. Melissa is gathering vendor information.

We have some hints and tips for extremely cold spells to help prevent window icing which we'll send out as winter sets in.

Some things you can do to help us out:

1. We've had a drought this summer so our young/small trees will benefit greatly if you water them in for the winter. Late September of early October is good timing.
2. Make sure your sump pumps are set up for winter.
3. Email users and computer literates..... maintenance requests should not be phoned in to Board members or our condo manager. Our website has a Maintenance Request Form as well as a Policy and Information Guide with blank forms you can use. If that's a challenge just use the form as a guide to compose your own email following directions to email your maintenance request to Melissa Southorn copying Glen McMillan.
4. Occasionally the Garbageman misses a pickup. You can report missed collections at 780-467-0278. If that doesn't result in a pickup let me know.
5. A reminder that fire tables are not allowed in our complex.
6. If grass or weeds are growing in the gravel beds around your unit, please pull them. We do not have a gardening staff and rely on owners to do these minor tasks.

Finally, the Board has approved a policy that considers fireplaces to be appliances. Therefore, the replacement of the external fireplace intake and exhaust vent is an owner responsibility. We have a vendor who has replaced five vents this summer. I can give you his particulars and there are no doubt other suppliers you could contact. If you notice that the ventilation spines have rusted out it may be time to consider replacement. These rusted out areas can be used by undesirables to access your house.

Thank you. Questions or concerns to Roger Overland 780-570-1725, dnalrevo@shaw.ca