

## Estates Village Newsletter – Spring 2021

Welcome to the spring 2021 edition of your Board's newsletter.

Thursday April 27, 2021 you should have received a copy of our 2021-2022 budget. The most noteworthy item in the budget is a 40% increase in our insurance premium. This is a grave concern for the Condo community in general and reflects what seems to be a reluctance of the Insurance industry to take on the risk of providing condo insurance. We will start shopping early for alternate providers next year.

We will be developing a 5-year Reserve Find Study this summer to provide us with long range budgeting information.

Along with this letter we attach a slightly revised Information and Policy Guide with changes highlighted in yellow. The new guide will be added to our website. Changes include the addition of paint codes for those wishing to touch up their house or hire a contractor for renovations. We have included a policy for garage door repair and replacement.

Other summer projects include removal of aluminum cladding from our bungalow decks and refurbishing of garage door jambs on half our units. We have hired an Arborist to run a three stage pruning of our trees, shrubs and Schubert/Mayday black knot prone trees. The main tree prune will happen in July/August. We have requested the shrubs be trimmed, like last year, in late August or September and the black knot prone trees must be left for winter.

Normal maintenance items like parging/stucco repair, foundation crack repair, concrete repair, fence repair, window and door repair will continue.

What can the owners do to help reduce costs and risks? A few suggestions include:

1. Garage door lube - \$7 can of lubricant from Canadian Tire – twice a year spray all rollers and hinges. The beauty of this job is that you can move the door up and down to work at a constant comfort level.
2. Winter kill grass edge repairs – small bag of dirt \$5, small bag of lawn seed \$5. Rake the dead areas to get rid of dead grass and stir up the soil. Sprinkle dirt, sprinkle lawn seed, rake lightly. Water lightly and keep damp for 10 days to 2 weeks. Check with board members if you need tools, seeds or dirt.
3. Dryer vent clean – this is a safety issue and is best done by the folks cleaning your furnace pipes. Just ask. Some cleaning can be done around the outside flapper vent to make sure its not being held open with lint.

If you have questions or concerns, please contact me at [dnalrevo@shaw.ca](mailto:dnalrevo@shaw.ca) or 780-570-1725.

Thanx Roger Overland