

# ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER - APRIL 2023



## MESSAGE FROM THE BOARD



### Contract with Do-All Landscaping Ltd.

The contract with Do-All terminated March 31, 2023. The Board negotiated a new three-year contract with Do-All for summer and winter maintenance. The annual charge in the first two years of the new contract will increase by 6%, and in the third year by an additional 2.5%.

### Summer Maintenance

When weather permits, Do-All will proceed with the spring clean-up. Summer maintenance will commence once the spring clean-up is done. Grass cutting is scheduled for Tuesdays, weather permitting. If you experience issues with the maintenance work being done, please contact Tammy at KDM rather than speaking with the Do-All crew directly.

### 2023-24 Budget

The Board is preparing the 2023-24 Budget. The budget document will be mailed to all Homeowners by mid-May.

### Tree Committee Update

Branches Tree Care will be in the community on May 11, 2023 to do spring maintenance. Please contact Ray Rohr, Chair of the Tree Committee, if you require the services of the arborist. Ray's email is [rayrohr@telusplanet.net](mailto:rayrohr@telusplanet.net).

### Request for Permission to Install Solar Panels

The Board has received a request from a Homeowner for permission to install solar panels on their roof. The current Guidelines pertaining to roof coverings do not allow solar panels. A Committee has been appointed to prepare a proposed amendment to the Guidelines for consideration by Homeowners, either at the Annual General Meeting, or at a Special General Meeting.

On behalf of the Board  
**Peggy Corner, President**

## NOTICE BOARD



### Block Party 2023!

Paul Kendall, Chair of the Block Party Committee will soon be delivering information about this year's Block Party. The proposed date is **Friday, June 16**, so watch for details.



### Ladies Lunch

If you would like to attend the monthly ladies luncheons, we would love for you to join us. Please contact [lynne1@telus.net](mailto:lynne1@telus.net) or [burtinek@gmail.com](mailto:burtinek@gmail.com) to be added to the email list.



### Book Club News

Our community book club has continued to meet over the winter - even on some very cold days! We've enjoyed exchanging books and sharing information about authors in our informal discussions. We meet every four to six weeks with seven regular members. If you're interested, please join us.

Contact Deb at: [dscarlyle2016@gmail.com](mailto:dscarlyle2016@gmail.com).



## HOMEOWNER PROFILE



### John Van Egdon – My HAM Radio Journey

**John Van Egdon lives at 24 Enderby Crescent and is an avid HAM radio enthusiast and this is his story.**

I started my electronics career with a course at NAIT on Radio and TV repair. This was in the days when vacuum tubes were still the main components in most home electronics, although the transition to transistors was happening quickly. While working in this industry I was given the opportunity to learn about computer maintenance (something very new at the time). That led to a change in careers when I joined Altel Data (a division of AGT). At that point there were many opportunities in the computer field, and I soon found myself leaving electronics behind. Fast forward to my retirement years and a decision to investigate HAM Radio as a hobby.

I researched the requirements and proceeded to get my Amateur Radio License through self-study. All Amateur (Ham) Radio operators must pass a government regulated examination process indicating a level of proficiency around equipment and regulations. Most countries have similar regulations, as radio signals don't stop at international borders. This allows for world-wide communications of various types. For long distances the most common modes are Voice over Single-Sideband, Digital (using computers with radios) and even CW (morse code). For short distance (local) communications our radios use narrow-band FM.

There are many opportunities to explore within the HAM Radio hobby. Some of these are: experimenting with Electronics, Radio Direction Finding, Contacts over Satellite (including the International Space Station, which has a Ham Radio on-board), contesting, restoring old radios, and the list goes on.



Setting up the club trailer for a Public Service event.

Additionally, many HAM Radio operators participate in emergency communication services, using our equipment to provide support during natural disasters and other emergencies. In order to practice for emergency situations, we also participate in public events such as marathons and bicycle races, where we provide radio communications at various sites around a defined course.

One event I started participating in last year is "Parks on the Air" which involves taking a radio and antennas to Provincial or National Parks and trying to make contacts from these remote locations. See the photo below.



A Parks on the Air Activation



### Erin Ridge Active Adult Living Facebook Page

We have created a private Facebook page for Homeowners in our community.

Please feel welcome to log into Facebook and type Erin Ridge Active Adult Living in the search box and ask to be admitted to the group.

### Canada Post Mailboxes Vandalised

You may have read the article in the St. Albert Gazette about the spate of mailbox vandalism. The locks on some individual boxes in our north bank of boxes were broken overnight between March 25 and 26.

If this happens again, you can report the incident to Canada Post at 1 866 607 6301. They will arrange repairs and provide new keys. The RCMP also appreciate if the incident is reported to them at 780 458 7700.

## Home Safety Review

Safety checks are important for everyone, but given that we live in such close proximity, several of them become even more so for us and those helping/working in our homes.

### Fire extinguishers:

- ✓ at least two; one upstairs specifically for kitchen use; one in basement/garage
- ✓ attach brightly coloured tape/sticky note to extinguisher near operation instructions, noting expiry date



### Natural gas and carbon monoxide monitors:

- ✓ keep numbers for natural gas providers in a prominent place - near/on your phone
- ✓ know location of and how to use: the main gas shut off and switch to turn off furnace; fireplace shut-offs - attach bright labels/tags as above only in safe places
- ✓ install CO monitors in several areas throughout your home; at least one near furnace and one on main level; battery operated, plug-in ones are readily available



### Plumbing shut-offs and monitors:

- ✓ know where shut-offs are for main water line and water heater
- ✓ check to ensure that the sump pump is working
- ✓ install water leak sensors near the water heater, washing machines, under sinks; small, battery ones available locally/on-line
- ✓ keep phone number for St. Albert utilities near/on phone

### Insurance and reminders:

- ✓ check that all safety guidelines re: electricity are being followed (more next time) and know where power panel is; locate main power breaker inside panel
- ✓ keep a flashlight/emergency light handy re: furnace, water heater, electrical panel
- ✓ copy of home insurance in accessible place
- ✓ diary/calendar note for a six-month check of the above and to check functioning of warning sensors
- ✓ go through checklist with anyone looking after your home

This is not an exhaustive list but even these few checks may give you time to get help or get out if need be.

## Scams Are All Around Us. Be Aware, Be Proactive, Be Smart, Protect Yourself... Just Delete

### Definitions:

A **Brand** is an intangible marketing or business concept that helps people identify a company, product or individual. Examples include Apple, Nike, Coca-Cola, Advil and Tylenol.

**Banner ads** can be strategically positioned on a website to capture consumers' attention. Through banner advertising, brands can promote their brand as well as encourage viewers to visit the brand's website.

**Brand Impersonation, or Brand Spoofing** is a highly successful attack technique used by hackers to steal data, which can then be used in future scams. By posing as a recognizable brand or familiar organization, attackers can trick their victim into clicking on a link or attachment in an email.

**Phishing** is the fraudulent attempt to obtain sensitive information such as your username, passwords, and credit card details for malicious reasons, by disguising as a trustworthy entity (like banks, utility companies, tech companies, charities, government agencies, delivery companies, subscription renewals, etc.) in an electronic communication.

### Common Scams

If an email looks suspicious, stop before you click. Carefully look at what it claims; does it make sense? Check the branding, the language, and the spelling to judge if it is legit. If it is not legit, Delete.



**Grandparent scam:** Scammers pretend to be a grandchild in an emergency and need quick cash. Just delete.

**Lottery:** Scammers say you have won money in a lottery, but you must pay a fee to get it. Delete

**Puppy frauds:** The puppy does not exist, but your financial loss will be real. Do not fall for this scam.

**Romance scam:** Scammers target online singles on dating apps and shower them with love and affection to earn their trust. Then they begin asking for money for emergencies.

**Extortion scam:** Fake RCMP emails are in heavy circulation accusing people of criminal charges. The scammer tells people to respond to a fake law enforcement email address where they ask for payment and other personal information to avoid going to jail.

**Investment scams:** Fraudsters ask you to download an app to receive investment offers. Legit investments are never conducted over social media and do not require payment in E-transfers or cryptocurrency. Be cautious of fraudsters posing as reps for actual investment professionals. They will falsify documents, statements, and credentials. Cybercriminals will offer once-in-a-lifetime investment opportunities via your email or social media that promise high rates of return at little to no risk. Once you 'invest' you will never see your money again.

**Utility rebate scam:** Earlier this year, the Alberta government announced a rebate on costs of gas. However, some Albertans were getting texts from fraudsters, claiming to be Service Alberta, and to click a link. This link looks real, but it is part of a scam to steal your information.

## Protect Yourself Against Risks

Block unknown callers and unsolicited phone calls and then delete the call.



- Never click on a banner ad or an Urgent Pop-up window that says Agree, OK or I accept.
- With a new credit or debit card, avoid choosing an obvious PIN. Be PIN smart. Memorize your PIN.
- When using your PIN, shield your PIN with the hand, body, or a piece of paper.
- Do not carry your SIN card or birth certificate with you. Keep in a safe place at home.
- Carry the cards used most, leave the rest at home in a safe place.
- Check your monthly statements, if unfamiliar transactions, call the institution.
- Be suspicious of emails that ask for personal information or your account information.
- Do not overshare on social media. Scammers use your birth date and personal info to steal your ID.

Fraudsters are continually looking for ways to deceive and imitate the registered banks and brokerage firms online. Recognize and avoid this.

## Skimming Devices

Card skimming occurs when a criminal attaches a device to a credit or debit card reader to collect data from the card. If the ATM or POINT of Sale device looks like it has been tampered with, DON'T insert your card or enter your PIN.



If any of this happens to you, it is important to document dates, names, phone numbers, and what was said. Call the institution directly (bank, utility etc.) that is being misrepresented. Call the RCMP and file a report. Keep copy of the report for your records. Change your PINs immediately.

*Information gathered from the Gazette, AMA, Various Banks, Various Utilities, Alberta Securities Commission.*

## CONTRACTOR'S CORNER



Burtine Kendall can connect you with another Homeowner who can recommend the following kinds of contractors:

- ✓ Interior and exterior renovations including fireplaces
- ✓ Garage door repair
- ✓ Window and gutter cleaning
- ✓ Appliance repair
- ✓ Grout and tile cleaning
- ✓ Stucco repair
- ✓ Patio door repair

We are still looking for a handyperson – please let Burtine know if you can recommend one.

Burtine's number is 780 458 3380, and her email is [burtinek@gmail.com](mailto:burtinek@gmail.com)

**KDM Management Inc.**

#210, 150 Carleton Drive

Office hours 8:30 am to 4:30 pm Monday to Friday

Telephone: 780 460 0444

Fax: 780 460 1280

[www.KDMMgmt.ca](http://www.KDMMgmt.ca)

**Tammy Pope – Property Manager**

780 460 0444 extension 349

Email: [tpope@kdmmgmt.ca](mailto:tpope@kdmmgmt.ca)

**Alejandra Hernandez – Administrative Assistant**

780 460 0444 extension 343

Email: [ahernandez@kdmmgmt.ca](mailto:ahernandez@kdmmgmt.ca)

**Board of Directors**

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Clem Imgrund – Vice President

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Irene Clark – Director

Doug Demers – Director

Bev Miller - Director

Association Website: <https://www.erinridgeaalhoa.com>

	<p><b>NEWSLETTER COMMITTEE</b></p> <p>Myrna Howell Bev Miller Lynne Perry Deborah Jewell Peggy Corner- Board Liaison</p>
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