

ERIN RIDGE HOMEOWNERS' ASSOCIATION

NEWSLETTER – DECEMBER 2023



MESSAGE FROM THE BOARD



ANNUAL GENERAL MEETING

The AGM was held on October 4, 2023. Of the 63 units, 38 were represented – 30 in attendance and 8 by proxy. Those in attendance enjoyed a wine and cheese reception after the meeting.

The terms of Lynne Perry and Doug Demers expired. Peggy Corner has served the maximum of three 2-year terms. Jody Reekie resigned from the Board in September. Lynne and Doug were re-elected and Brenda Short was elected as a new Board Member.

The Board has had to amend its succession plan as there is currently no Director willing to assume the position of President. The Members agreed to waive Article 4.1 9 (c) of the Association By-Laws to allow Peggy Corner to remain on the Board until the position of President can be filled.

PRESIDENT'S REPORT

Since our last AGM, we have welcomed six new Homeowners – Gary and Lucille Schwanke at 41 Edward Way, Ralph and Nancy Killips at 8 Enderby Crescent, Guy and Yvette Nobert at 15 Enderby Crescent, Richard and Marilyn Linton at 56 Enderby Crescent, Ian Grant at 14 Enderby Crescent, and Darrell and Arlene Zylla at 36 Enderby Crescent.

As you heard in the Financial Report, the Association is in a sound financial position with the possibility of another fee suspension this fiscal year.

An ongoing problem has been the Canada Post community mailbox on the south side of Enderby Crescent. The mailbox is located at the lowest point of the sidewalk and the dry pond so water pools and freezes creating a large area of ice. The City inspected the area and decided the drainage is working as designed, so they are not willing to make any changes. Canada Post provided the rules for relocating the boxes;

however, there is no suitable location which meets those rules. Board Members Bev Miller and Lynne Perry will monitor the ice situation this winter and coordinate with Do-All and the City to keep the area ice free.

The Board negotiated a new three-year contract with Do-All Landscape Ltd. for summer maintenance and winter snow removal. The Board also retained the services of the Chartered Accounting firm of Cass & Fraser to conduct the audit for the 2022-23 fiscal year.

During the 2021-22 fiscal year, the Board approved or ratified a new record number of 16 Applications for Project Approval forms submitted by Homeowners. Approval was granted for deck repair, deck replacement, deck roof installation, landscape modification, sunroom construction, air conditioner units, installation of soffit lights, and window replacements.

As always, the Board appreciates the time and effort given by the volunteers who serve on the Committees that the Board has established - the Fence Committee, the Tree Committee, the Newsletter Committee, and Website maintenance.

There are so many other people who also volunteer their time and energy to make our community a more enjoyable place to live. The Board recognizes and thanks those who:

- organize the Block Party,
- organize the Ladies Book Club,
- maintain the Little Library,
- organize the Ladies Lunches and the Christmas Lunch,
- co-ordinate Contractor's Corner,
- maintain the flower beds by the entrance signs and behind the Little Library, and
- maintain the private Facebook page.

We thank Jody Reekie for her service as Treasurer for five years. I thank the current Board members for their continued commitment and careful consideration in conducting Board business.

The Board thanks Tammy, Alejandra and Nanet for their assistance and support during the year.

Peggy Corner, President

NOTICE BOARD



Mailbox Break-in

After the latest break-in in late September, Canada Post was asked to install the newer, more secure community mailboxes. We were advised that if their budget allows, we may be considered for the new boxes in the spring. If another break-in occurs, we will have KDM send an email advising Homeowners the procedure to follow.

Ladies Lunch

If you would like to attend the monthly ladies luncheons, we would love for you to join us. Please contact lynep1@telus.net or burtinek@gmail.com to be added to the email list.

Book Club

The Book Club usually meet once a month on a Wednesday afternoon for informal book/author discussions. If you would like to join us, please email Deb Jewell: dscarlyle2016@gmail.com

SPECIAL RESOLUTION TO APPROVE INSTALLATION OF SOLAR PANELS

At the Annual General Meeting held on October 4, 2023, Members voted on a resolution to allow the installation of roof solar panels. The resolution passed with 28 in favour and 4 opposed.

Any applications for approval to install solar panels must be submitted in writing to KDM and approved by the Board of Directors.

The Project Approval Guidelines are being amended to specify the rules regarding an installation.

THE SOUTH MAILBOX

Board Members **Bev Miller and Lynne Perry** have volunteered to work with Do-All and the City of St. Albert to manage ice build-up around the Canada Post Mailbox on the south side of Enderby Crescent.

Do-All will do their best to keep the drain adjacent to the mailbox clear so that melt water can run to the drain instead of pooling and freezing.

PREPARING FOR WINTER



Our contract with Do-All stipulates that a skiff of snow must be cleared within 12 hours of snow ceasing to fall. When there is snow fall of more than 3 inches, clearing must begin by 2:00 pm of the following day, even if it is still snowing.

Be aware that Christmas decorations on your driveway or step may hinder the crew from clearing snow completely.

Do-All has installed sand boxes by both mailboxes. If you use the sand, please ensure the lid is securely closed so that the sand/gravel mix doesn't harden and become unuseable.

If you have an issue with the service provided by Do-All employees, please send your complaint by email to our Property Manager, Tammy Pope: tpope@kdmmgt.ca

Documenting your issue in an email will ensure it is accurately communicated to Do-All for resolution.

CONTRACTOR'S CORNER



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

- ✓ Christmas light installation
- ✓ 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

DID YOU KNOW?

Protecting Your Catalytic Converter: The "Tag Your Cat" Program

Catalytic converter thefts have been on the rise across Alberta, having an impact on everyone: from those on small family farms to folks living in our downtown core. An AMA survey found that nine in ten Albertans are aware of the thefts, but only three in ten think it could happen to them. This is concerning because nearly every vehicle is a possible target. To support the work of Alberta's law enforcement agencies, AMA has teamed with Kal Tire to address the issue by offering the "Tag Your Cat" program.



This involves having your vehicle's VIN (vehicle identification number) engraved on the converter. This doesn't take long and can be easily checked/matched with a vehicle's VIN tag. Evidence of tampering with the engraving is also a red flag for those installing a suspect converter. Kal Tire offers this service for \$40.00 for most vehicles, with AMA members afforded a 5% discount. Check with your service provider as it may also offer engraving. Law enforcement agencies indicate that this is an important tool in their fight against the thefts because engraving helps trace and identify stolen converters.

If you want to go a step further, more visible deterrents are available in the form of physical barriers. These devices surround or cover the converter but are not directly attached to it. A full shield may protect damage to other areas in the case of forced removal; some shields are designed by car manufacturers specifically for their models.

Installation of any of these barriers should always be done by a licensed professional after reviewing regulations, costs, and appropriateness for your vehicle.

With enough time, any of these devices can be removed but time is not usually what converter thieves have; most converters can be removed in less than five minutes. What is then sold for several hundred dollars, could cost several thousand to replace. Using both the "Tag Your Cat" program along with additional security devices can help law enforcement agencies by reducing thefts and helping track converters if they are stolen; this could save you inconvenience and a considerable amount of time and money.

RECREATIONAL AND CULTURAL PROGRAMS FOR SENIORS IN ST. ALBERT

A jewel in St. Albert's crown – in addition to our own community here in Erin Ridge – is the **St. Albert Seniors Activity and Service Centre** located at Red Willow Place, 7 Tache Street.



The Centre provides a friendly gathering place for people 50 and over, and hosts numerous classes, activities and events for mind, body, and spirit. Other services provided include a bistro (Lucia's), meal program, transportation program, outreach services, information, and facility rental.

St. Albert Seniors Association (S.A.S.A.) operates this facility with a small full and part time staff and a host of volunteers. Its mission is to enhance the lives of older adults with activities and services enabling them to live enriched and meaningful lives.

A few of the activities offered are:

- ✓ age-appropriate exercises
- ✓ art classes
- ✓ carving
- ✓ dance/music/clogging
- ✓ information symposiums such as financial information, estate planning, nutrition

- ✓ social events
- ✓ cards/bingo
- ✓ pool games
- ✓ floor curling

The list of activities at The Seniors Centre is extensive. A favourite of many in the community is the Tuesday and Thursday's liver and onions menu and Friday's fish and chips served at Lucia's by The Park La Casa Bistro. The weekly menu is posted on the website.

For more information the website is www.stalbertseniors.ca Phone 780 459-0433.

Servus Place located in Campbell Park also offers programs for "Active Aging" and "Seniors Strong" in addition to a variety of other exercise programs. There's even a class for "Gran and Me" for grandparents and their grandchildren. The state-of-the-art pool has swimming classes for all ages and interests.

Fountain Park Pool, which has recently been upgraded, has provided the community for years with swimming, fitness, and court sports facilities and lessons for all ages.

All of the above-mentioned facilities provide year-round services.



NO, IT'S NOT A DOG

Marina captured this photo of a coyote visiting our neighbourhood earlier this year, and it was seen again recently.



The Board wishes you and your family a very.....



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

Tammy Pope – Property Manager
780 460 0444 extension 349
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Nanet Botha – Administrative Assistant
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Board of Directors

Peggy Corner – President
Irene Clark – Vice President
Bev Millar – Treasurer
Lynne Perry – Secretary
Clem Imgrund – Director
Doug Demers – Director
Brenda Short - Director

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



NEWSLETTER COMMITTEE

Myrna Howell
Bev Miller
Lynne Perry
Deborah Jewell
Peggy Corner- Board Liaison

