

ERIN RIDGE HOMEOWNERS' ASSOCIATION

NEWSLETTER - MAY 2014



PRESIDENT'S REPORT

First allow me to welcome back all those residents that have been vacationing in the warmer climates. We, who stayed behind, did miss you and are glad to see you all home safely. We look forward to the tales of your experiences over the winter months.

It is now six months since our Board took on the leadership of the Association and it is time for me to give you an update on what we have been doing and are planning for the summer.

Our first item was to elect a President, Secretary and Treasurer. Neither Ray Corner nor Bryan Liden allowed their names to stand so it was necessary to choose new officers. Following is your 2013-2014 Executive.

President – Lorne Howell

Vice President – Larry Rodewalt

Secretary – Irene Clark-Selczka

Treasurer – Jan Alexander

In reviewing the past Board actions it was felt that there was a need to involve all Board Members in managing the Association's affairs. We decided to assign areas of responsibility to each Board Member. Following were those areas:

Lorne Howell- President - responsible for co-ordinating all activities with Condominium Consultants

Larry Rodewalt- Vice- President - oversee the Winter Maintenance contract. Review new Consulting Contract

Irene Clark-Selczka – Secretary - Chair the Welcoming Committee

Jan Alexander- Treasurer - Board co-ordinator to the newsletter

Daryl D'Amico– Oversee the Applications for Property Repairs and Maintenance and Review of Wooden Fences

Lyn Murk – Heads a review of the Dry Pond Area including the Rock Perimeter. Also coordinate Entrance Gates

Ray Rohr – Oversee Summer maintenance Contract and overall governance of our existing Legal documents

I have asked our Board to involve other existing homeowners in developing projects. In the short time that I have lived here, it has become apparent there is a wealth of knowledge and experience hidden behind all these garage doors. Please get involved with your board members.

Next order of business was the negotiation of our Summer/Winter contract. Lorne and Larry met with Bill Kerr and Do-All Landscaping Ltd. to explore the possibility of an extension/new contract. Do-all presented us with a proposal which we subsequently agreed to and we now have a two year contract which expires March 31, 2016.

A Perimeter Fence Review was conducted last fall. Our committee concluded that the fence was in better shape than expected but we need to contact our adjoining neighbours to clarify the "Good Neighbour" philosophy and their potential costs of future replacement

Now that spring is here we will be reviewing the Dry Pond and Perimeter Rock Fence Line to determine its condition and necessary action needed. With the return of Ray Rohr we will be asking him to review our contract with Condominium Consultants.

The activity of Roof Shingles replacement has highlighted our activities following last July's violent hail storm. Insurance companies are not consistent with their inspection evaluations and shingle selection criteria is less than clear resulting in much confusion for the homeowners. The Board, in an attempt to clarify the approval process and to expansion of approved shingle types, has prepared an article elsewhere in this newsletter.

Thanks for your attention and, with a little bit of luck, summer will be soon upon us. I look forward to our front yard visits over the summer and possibly a glass of wine with you on occasion.

On behalf of the Board,

Lorne Howell

SHINGLE REPLACEMENT- TYPE AND COLOUR BACKGROUND

All homes in the Erin Ridge Adult Living Homeowners' Association were built by Christenson Developments Ltd. and the shingles were installed by Jensen Roofing Ltd. The shingles are IKO Grey Slate Renaissance 25 Year. The shingle is an "organic shingle" and they are breaking down prematurely. An organic shingle is made from felt saturated with asphalt. The life of the shingle is expected to be about one half of the originally advertised life or about 13 years. The IKO Grey Slate Renaissance shingles originally installed throughout the complex are no longer available. IKO has a Warranty Program for these shingles that only applies to the original homeowner. Because of the poorly manufactured shingle there is also a Class Action Lawsuit against IKO. Additional information on the IKO Warranty Program and the Class Action Law Suite can be found in the November 2013 Newsletter.

The July 2, 2013 storm caused a considerable amount of hail damage. Several of the homeowners of the Erin Ridge Active Adult Living Homeowner's Association have already replaced their shingles through insurance claims or on their own.

Approved Shingle Types and Colors

In 2011 the Board of Directors advised that the following products which are similar to the original shingles can be chosen when you are replacing your shingles. These shingles are now approved for use through the **Level 2 Approval Process**.

1. **Malarkey Roofing Products** architecturally designed laminated fiberglass/asphalt shingles in Storm Grey colour. These shingles are available in three different quality standards: Highlander CS 30 year, Northwest XL 40 year, and Legacy 50 year shingles.
2. **BP Building Products of Canada** architecturally designed laminated fiberglass/asphalt shingles in Twilight Grey color. These shingles are available in Harmony 42 and Mystique 42 (West)

The following shingles have been subsequently reviewed and are now also approved for use through the **Level 2 Approval Process**.

1. **IKO Cambridge** architecturally designed laminated fiberglass/asphalt shingles in Charcoal Grey color. These shingles are available in IR Impact Resistance or AR Algae Resistance.
2. **Timberline GAF** architecturally designed laminated fiberglass/asphalt shingles in Pewter Grey color. These shingles are available in Ultra High Definition or High Definition.

Homeowners should be aware that all shingle manufacturers offer a variety of warranty packages and programs.

Homeowners, who wish to install shingles from a different manufacturer, but in a similar color and style, must obtain approval from the Board of Directors through the **Level 3 Approval Process**. In such cases a sample shingle must be provided with the request. Information on the approval process is contained in *Guidelines - Application and Approval Process for Repair, Maintenance or Modification to Property*.



NOTICE BOARD



Welcome to the Neighbourhood

Linda and John Chetek have moved in at 40 Enderby Crescent. Welcome!

Thank You to Liz Atkey-D'Amico

Liz recently resigned from the Newsletter Committee. She served on the Committee since its inception in the fall of 2010. Thanks for all your hard work on the newsletter Liz!

Ladies Lunch

The monthly luncheon is set for 1:00 pm, the first Wednesday of each month. Contact will be made via e-mail or telephone the Sunday prior to the next luncheon. Details will be given as to location at that time.

For more information or to be added to the contact lists please call Burtine Kendall at 780 458 3380 or by email at arbur@shaw.ca.

2014 Annual General Meeting

Save the date – the Erin Ridge Homeowners Annual General Meeting will be held on Wednesday, October 15, 2014.



HOMEOWNER QUESTION



Q: I read the article in the last newsletter about replacing the wooden deck railings with aluminum or glass materials. Could you please explain what needs to be included in the specifications I submit to the Board for approval?

A: At present, the Board only has authority to grant **CONDITIONAL** approval for major changes to properties. **CONDITIONAL** Approval requires we provide all residence with a notice of the approval and they have the right to object to the project. This is a very cumbersome process and we will address it at the next Annual General Meeting.

To apply for **PRELIMINARY** Approval it will be necessary for you to submit to the Board, in writing, an Application Request Form "Project Approval". This form is available from Condominium Consultants Canada Inc. or any Board Member. They will be happy to help you with the completion of the form and provide information on the formal process.

With this form you will be asked to provide a Summary describing your project. Once **PRELIMINARY** Approval is granted the Board will request a detailed Plan including materials to be used, the contractor, the location and proximity to other properties, the color, make, model, manufacturer and your anticipated start and completion date. Where neighbor or neighbors are affected by the request they must be provided with an opportunity to address any concerns regarding the request. You will be required to obtain their approval in writing. A copy of any or all Building Permits required by the City will be required by the Board before construction can commence.

The Board recommends you review the Guidelines governing the Application and Approval Process for Repair, Maintenance or New Modifications to Properties approved on May 24, 2013. A copy of this document was delivered to all homes.

CONTRACTORS CORNER

Several residents have asked to have some means of identifying contractors who have worked successfully in our complex.

Burtine Kendall has volunteered to act as a Liaison between residents who are looking for a contractor and residents who have hired contractors. Burtine will set up a registry to facilitate the exchange of information.

Residents who are willing to provide a recommendation about a contractor are invited to give to Burtine, their name, contact information, name of the contractor and what type of work was done. Residents looking for a contractor can contact Burtine, who will put them in touch with the resident who used a contractor who provided good service.

Referrals will all be based on personal experience between a resident and a contractor and in no way involves the Board or the Homeowners' Association.

Burtine's contact information:

Telephone: 780 458 3380
Email: arbur@shaw.ca



Management Company

William Kerr, Management Consultant

contact@condominiumconsultants.ab.ca

Condominium Consultants Canada Inc.

#10, 44 St. Thomas Street,
St. Albert T8N 1E4

Office hours 8:30 am to 4:30 Monday to Thursday

8:30 – 3:30 Friday

Telephone: 780 460 5800

Fax: 780 460 5420

Board of Directors

Lorne Howell – President
Larry Rodewolt– Vice President
Irene Clark – Secretary
Jan Alexander – Treasurer
Daryl D'Amico - Director
Ray Rohr – Director
Lyn Murk – Director

Newsletter Committee

The Committee welcomes Myrna Howell.

Burtine Kendall
Myrna Howell
Peggy Corner
Board Liaison Jan Alexander