

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER - MAY 2017



MESSAGE FROM THE BOARD



Budget

At the April 19, 2017 Board meeting we reviewed our draft budget for 2017-18. The Association is in good financial condition and as reported at the October 2016 AGM, while we will not have much operating surplus, we will not require an increase in fees this year.

Fence Painting

We plan to paint the perimeter wood fence which was repaired last year. The painting should enhance the longevity of the fence which now is in generally good condition. Our Property Manager will be soliciting bids for the project which we hope to have completed early this summer. We will notify Homeowners prior to commencement of the project.

Human Rights Act Amendment

In our February 28, 2017 bulletin, we brought to your attention a recent Court of Queen's Bench decision which has potential to impact on our Homeowners' Association. This decision resulted in "age" being added as a prohibited ground of discrimination in Sections 4 and 5 of the Alberta Human Rights Act.

Your Board will be following up with Alberta Government officials in an effort to ensure any amendment to the Alberta Human Rights Act or other clarification of the Court of Queen's Bench decision, does not negatively impact the "Adult Only" status of our community. We will keep you posted on this issue.

Ray Rohr, President

NOTICE BOARD



Welcome to the Neighbourhood!

Gerald and Cathy Friesen - 20 Enderby Crescent
Judy Reekie - 36 Enderby Crescent
Bev Miller - 36 Edward Way

Used Books for a Good Cause

Ray Corner is collecting books on behalf of his friend who belongs to a Rotary Club. Books are sold at an annual event to raise money to fund community projects sponsored by Rotary. You can drop off books in good condition at #38 Enderby Crescent until June 30.



Ladies Lunch – Everyone Welcome!

The first Wednesday of every month, the ladies of the neighbourhood get together for lunch. For more information or to be added to the contact list, please telephone Burtine Kendall at 780 458 3380, or email her at arbur@shaw.ca

Contractor's Corner

Burtine Kendall co-ordinates residents with service providers, so if you need, or can recommend a tradesperson, contact her – 780 458 3380 or arbur@shaw.ca.

READ ALL ABOUT IT - ELECTRONICALLY



Acting on a suggestion made at the 2016 AGM that the Association make more use of email as a communication tool, the Board asks all Homeowners who have an email address to provide it to KDM. If you have not done so yet, please send an email to Kelly Cruthers. (kcruthers@kdmgmt.ca) Kelly has created a distribution list to facilitate future electronic communications to Homeowners. Any emails will be sent using the "Bcc" function, so your email address will not be made public.

ALL THE STUFF YOU NEED TO KNOW...

When you sell your home

We hate to see you go; however in the event you sell your home, please call Kelly Cruthers at KDM Management Inc. Kelly needs to know the purchase date as well as the contact information for the buyers.

If you are a new homeowner

KDM Management Inc. will provide you with the following documents:

- A Welcome Package from KDM
- The Erin Ridge Active Adult Living Homeowners' Association Guidelines
- New Owner Information
- A copy of the By-laws

If you have recently purchased a home and have not received these documents, please give Kelly Cruthers a call.

Check out the Association website –

www.erinridgeaalhoa.com

- ❖ On the sidebar you will find the Newsletters, Association Documents, Association Meeting Minutes, and Community Events.



SUMMER BLOCK PARTY

A very pleasant summer tradition was started many years ago by Ray Rohr and Ray Corner. They have indicated they are willing to head up organizing a Block Party in late June or early July; however they are looking for a venue. They need two adjacent homeowners to volunteer the use of their garages – one for the food tables and one for seating in case the weather doesn't co-operate. As in past years, they are also looking for volunteers to help with planning, set up and clean up. Please give either of them a call if you would like to help:

Ray Corner – 780 458 1740

Ray Rohr – 780 460 7866



WHEN YOU HAVE QUESTIONS OR CONCERNS...



Just a reminder that our property management company, KDM, handles questions and concerns residents might have regarding exterior renovations, services provided, etc. Please call our designated contact, Kelly Cruthers rather than calling a Board Member. If necessary, KDM would then contact the Board for direction.

Kelly's contact information can be found below.

BOARD OF DIRECTORS

President – Ray Rohr

Vice-President – Paul Boutin

Secretary – Jim Terry

Treasurer – Lorne Howell

Director – Bob Gabourie

Director – Margaret Murk

Director – Ron Ponich

MANAGEMENT COMPANY

KDM Management Inc.

103, 205 Carnegie Drive

St. Albert T8N 5B2

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

Telephone: 780 460 0444

Fax: 780 460 1280

www.KDMMgmt.ca

Kelly Cruthers 780 460 0444 ext 308

Email: kcruthers@kdmmgmt.ca

NEWSLETTER COMMITTEE



Myrna Howell

Jan Alexander

Peggy Corner

Board Liaison - Lyn Murk