

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER – NOVEMBER 2020



MESSAGE FROM THE BOARD



Annual General Meeting

The AGM was held on October 7. Of the 63 units, 38 were represented – 23 in attendance and 15 by proxy. The terms of Jody Reekie, Irene Clark, Bob Gabourie and Jim Terry expired this year. Jim has served his maximum three terms. Jody Reekie, Irene Clark and Bob Gabourie were re-elected and Clemens Imgrund was elected as a new Board member. A list of current Board members and their positions can be found at the end of this newsletter.

A resolution was passed to increase the maximum amount of the Reserve Fund to \$52,000 from \$30,000. This Reserve is set aside to cover the cost of replacing the 1,340 feet of wooden fence.

President's Report

Since our last AGM, we have welcomed five new Homeowners - John and Theresa Egdome at 24 Enderby Crescent, Reginald and Peggy Rees at 68 Enderby Crescent, Pamela Filipchuk at 20 Enderby Crescent, Doug and Lorraine Demers at 42 Enderby Crescent, and we welcome back Kaye and Garth Mockford, this time at 46 Edward Way.

We also welcomed new contacts at KDM – Richard Dendwick, Property Manager and Angela Paris, Administrative Assistant.

As you heard from the Treasurer, our finances continue to be in good shape, and we do not anticipate an increase in the monthly fees in the foreseeable future.

In March, the Board negotiated a three-year contract with Do-All Landscape Ltd. for summer maintenance and winter snow removal. A Committee of the Board met with Do-All before we finalized the contract to outline the Board's concerns about the level of service

provided last winter and our expectations for summer maintenance.

We also renewed the contract with Branches Tree Care for a two-year term, to provide seasonal arborist services and educational material.

The spring of 2020 marked the twentieth anniversary of the first Homeowners taking possession in the development. It is encouraging to see both original owners and new owners undertaking projects to keep the properties looking good. During the past year, the Board ratified or approved a record number of Applications for Project Approval. The projects included deck replacements, addition of a sunroom, window replacement, deck and stair repairs, tree replacement, and landscape improvements. Unfortunately, many of the applications were for removal of diseased trees; however, those trees are being replaced by varieties more resistant to disease and pests.

We thank the members of the three Committees which the Board has established. The Tree Committee continues to do a great job of coordinating arborist visits. We called on the Fence Committee this year to update information about our wooden fences. The Newsletter Committee continues to create informative and interesting editions. As always, we thank those who maintain the Little Library and those who maintain the flower beds by the entrance signs and north mailboxes. It is nice to see that during this Covid time when we can't hold a block party or a ladies lunch, folks are keeping in touch by socializing on their driveways – physically distancing, of course.

Jim Terry has served his maximum three terms on the Board and will be leaving the Board this evening. Jim served as a Director, Secretary and Vice President and we thank him for his service.

I thank the current Board members for their continued commitment and support this past year.

On behalf of the Board

Peggy Corner, President

NOTICE BOARD



Welcome to the Neighbourhood!

Pamela Filipchuk – 20 Enderby Crescent

Doug and Lorraine Demers – 42 Enderby Crescent

Kaye and Garth Mockford – 46 Edward Way



Ladies Lunch

Due to the Covid Pandemic, the monthly ladies luncheons are postponed indefinitely.

Christmas Lunch – Tentative Planning

Since previous Christmas luncheons were very successful, we would like to know what kind of interest there would be should we find alternative options that consider all Covid safety measures.

If you are interested in participating in a possible Christmas luncheon, please email lynnep1@telus.net

STILL COPING WITH COVID



The pandemic has had such a negative impact on our lives, we thought we would share some positives:

- > we got a discount when we bought wine by the case
- > we had some great visits with neighbours on the driveway
- > we learned how to shop online (maybe that's not a positive!)
- > we learned that entertaining doesn't have to be a gourmet meal – snacks on the driveway are fine
- > we enjoyed the beauty of our parks, green spaces, and the Botanic Park
- > public places, airports and planes have never been cleaner
- > we donated lots of stuff to good causes
- > our closets are organized

Together we will get through this - take good care of you and your loved ones.

HOMEOWNER PROFILE



Jean Rohr - Artist

Jean and her husband Ray were among the first to move into our community. Many of us have been lucky to receive a card featuring one of Jean's many paintings. In the article below, Jean tells us about her artistic interests.



I have had an interest in art from a very early age. When I was young my parents would often find me drawing and colouring. Later in school art was one of my favourite subjects.

Today my art takes many forms that together reflect the experiences of a full life. For many years, my artistic outlet involved sewing, quilting and other aspects of needlework. From time to time I experimented in drawing and painting, but always returned to my familiar medium – sewing, quilting and needle work.

However, while accompanying my husband on an assignment in Beirut, Lebanon in 2000 I had an opportunity to seriously try painting under the direction of a British trained Lebanese art teacher and made a breakthrough. Since then I have studied under several Canadian and American instructors and attended several workshops, concentrating on watercolour and oil medium.

While landscape painting holds a special spot in my heart, I enjoy capturing the essence of other subjects on my canvases.



Garage Door Repair and Maintenance

There are a number of reasons for the garage door to not function properly. The tension spring may be broken, the sensors may be out of alignment, there may be a blockage in the track, the up/down force may not be properly adjusted. A visual inspection may help to determine what the issue is, but if you are unsure, call a professional to fix the door properly.

This is where regular maintenance comes in. Check the bolts on the hinges looking for any that are loose. An open end wrench the correct size of the bolt head is the best, but a small crescent wrench will also work. Snug the bolt up but do not overtighten. Do this to all the bolts.

Lubricate any other moving parts on the door, including the drive chain on the track. If it is a belt drive and not a chain, do not lubricate the belt. The chain is also going to have to be tightened from time to time. Lubricate the rollers that run on the inside of the track, hinges, pivot points, and the arm bar. The tension bar above the door that runs the length of the door should also be lubricated on both ends and anywhere you can get some lubricant in.

Do not make any adjustments on the tension bar. This should be left to a trained professional. If you have metal rollers with exposed bearings these need to be done also. Spray right inside where the bearings are to clean and grease them. Do not use regular WD 40 as this is actually a degreaser and it also collects dust.

The best lubricant to use is any white lithium spray. This is a grease product and is made with moving parts in mind. Home Depot or any hardware store should have this in stock.



There is a battery in your remote and should be checked or changed regularly. There is a small door on the back of the remote where the battery is housed. Make sure you put the replacement in properly or the remote will not work. Some newer vehicles have a remote button on the rear-view mirror that can be set up to operate your garage door. The owner's manual for the car can walk you

through the steps to set it up or you can find a video on YouTube that can be helpful.

The rope hanging on the track arm is the emergency release for the door. If the door will not open, pull the handle down and towards you and it will release the door from the track. You should be able to open the door then but be cautious. If the tension spring has broken, the door may be hard to lift and it may not stay up on its own.



This article is for informational purposes only. It is important to be cautious, aware, safe and call professionals when needed.

The garage doors were installed by Creative Door Services Ltd. Their phone number is 780 483 1789.

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

Burtine's number is 780 458 3380, and her email is burtinek@gmail.com

"Yesterday I wore something from 5 years ago and it actually fit. So proud of myself. It was a scarf, but still, let's be positive here!"

Anonymous

Preparing for Winter...



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

As in past years, there are sand boxes beside both of the Canada Post mailboxes. If you use the sand, please ensure the lid of the box is closed. If the lid is left open, the sand becomes wet and freezes into a hard block, making it unusable.

Do-All requests that you remove any planters from your driveway so that they are not damaged by snow removal equipment. When feasible, Do-All will apply ice melt prior to the occurrence of freezing rain, doing their best to minimize overspray on the grass.

If you have issues with the service provided by Do-All employees, please call our contact at KDM, Richard Dendwick, rather than approaching the employee directly.

SCAMS AND FRAUD



Almost daily we hear of a scam or fraudulent act affecting someone we know. If you've been the victim, know that you are not the first and won't be the last. These scammers are very creative and intelligent, and you need not be embarrassed. Be sure to tell someone about any suspicious activity you are aware of.

If you are having someone else shop for you, get a separate credit card with a low limit for that purpose. You can set up an alert on your credit card, so it sends you an email every time the card is used.

We are all tired of the phone calls from scammers posing as government agencies such as Canada Revenue Agency (CRA) or fake credit card companies. There are now scams related to government assistance for Covid benefits and personal health equipment. Following are two links providing helpful advice:

<https://www.consumer.equifax.ca/personal/education/identity/protect-seniors-fraud-identity-theft/>

<https://www.canada.ca/en/public-safety-canada/campaigns/covid19.html#h-1>

Regarding phone calls, the following is recommended:

- Always follow normal processes when making any type of payment. If the process is not normal – be suspicious. In almost all cases, credit card payment is not something a legitimate organization would request over the phone.
- Never allow someone you don't know or trust to remotely install software or access to your computer or computer password.
- Do not share personal or financial information with anyone you don't know or trust.

If someone calls claiming to represent the CRA, confirm the authenticity from CRA at 1 800 959 5525.

MANAGEMENT COMPANY

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Board of Directors

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Lynne Perry – Vice President

Jody Reekie – Treasurer

Larry Bodnarchuk – Secretary

Irene Clark - Director

Bob Gabourie – Director

Clem Imgrund – Director

NEWSLETTER COMMITTEE



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