

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER - SEPTEMBER 2011

ADVANCE NOTICE OF 2011 ANNUAL GENERAL MEETING

The 2011 AGM will be held at the St. Albert Inn on Wednesday, **October 5, 2011**. Full details to follow.

RCMP Presentation

The Board has invited the RCMP to attend, after the official portion of the AGM, and provide residents with hints on safety, vandalism and identity theft. The presentation will be approximately 30 minutes long and is open to questions.

While attendance is not obligatory it is hoped that as many residents as possible will remain to hear what the RCMP have to offer.

NOTICE BOARD



Ladies Lunch – is held on the first Tuesday of every month at 1:00 pm at the Boston Pizza in Grenier Place.

Flowers by the entry signs - Thanks again to Lyn Murk and Bill Opitz for planting and watering the flowers beside the two entry signs.

Storing Items Under Your Deck

Section 2.2(h) of our Restrictive Covenant, Easement and Encumbrance states that: "All goods and chattels other than patio or deck furniture shall be kept inside the Building except when in actual use."

This is true in all cases unless the underneath of your deck has been screened in.

The Board requests that everyone check their property for compliance.



ROOFING TILES

It has come to the attention of the Board that the US company who manufactured our roofing tiles is in receivership and that our current tiles are therefore no longer available.

In order to uphold our architectural integrity, the Board investigated tile colours in order to come as close as possible to our existing colour. Either of the following products can be chosen when you are replacing your roofing tiles. Please continue to submit your letter for approval to Bill Kerr.

- ✓ Storm Grey by Malarkey Roofing Products
- ✓ Harmony Twilight Grey by BP (Building Products of Canada Products).

Should you wish to install a different product, special authority must first be sought from the Board. In all cases a large sample of the tile must be provided.

SEASONAL INFORMATION

Winter Maintenance Contract

The Board is still working on the winter contract, the details of which will be communicated to you as soon as they are available.





HOMEOWNERS QUESTIONS

Q: Do you have some tips for preparing my furnace for winter?

A: Homes in our development, with little exception, have a mid-efficient Carrier furnace.

Please note the following:

- ✓ Ensure storage items are not stacked around your furnace or hot water heater;
- ✓ Ensure your furnace filter is changed/cleaned at least in the fall and spring;
- ✓ The most common cause of furnace shut down is a faulty 'igniter'. This device lights the main burner when heat is called for. It performs a function similar to a pilot light in your hot water tank or older style furnace.
- ✓ A 'flame-rod' is another control which identifies if there is main burner ignition when your thermostat calls for heat. If it senses no flame, it shuts the system down.
- ✓ It is a good practice to have your furnace checked by an expert prior to the heating season. ATCO does this at no charge.

Q: If my neighbour and are going to share a landscape feature, who submits the plan for approval?

A: If you and your neighbour are contemplating a landscape feature that crosses the property line, both of you must submit a plan to the management company for approval.

Newsletter Committee

Sharon Hamilton
Liz Atkey-D'Amico
Peggy Corner



FALL REMINDERS

Now that fall is fast approaching, here are several reminders for you to avoid problems or damage when the temperature drops:

- Ensure your hoses are disconnected after a good watering of the trees on your property and on the boulevard;
- Blow out your sprinkler system;
- Cover the air conditioner condensers;
- Consider having your eavestroughs cleaned to ensure you have no blockages when melting occurs;
- Ensure your humidifier is clean and functional.

Management Company

All enquiries should be directed to our management company:

Condominium Consultants Canada Inc.
#200 12 Perron Street, St. Albert T8N 1E4
Office hours 8:30 am to 4:30 pm
(except weekends and holidays)
Telephone 780 460 5800
Fax 780 460 5420

contact@condominiumconsultants.ab.ca

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