

ERIN RIDGE HOMEOWNERS' ASSOCIATION

NEWSLETTER - SEPTEMBER 2013

NOTICE BOARD



Welcome to the Neighbourhood

John and Sunni Dixon have moved in at 38 Edward Way. Welcome!

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, 780 458 3380 – arbur@shaw.ca.

Thank You!

Thanks to Myrna Howell and Lyn Murk for planting and maintaining the flower beds at each entrance.

Thanks to Florin Bergh and Daryl D'Amico for repairing and painting the fence between 26 and 28 Enderby.

SEASONAL REMINDERS

As fall is fast approaching, here are some seasonal reminders:

- Blow out your sprinkler system
- Cover air condition condenser if recommended by manufacturer
- Ensure your humidifier and furnace filter are clean and functional
- Ensure eaves troughs are clean
- Ensure hoses are disconnected after a good watering of trees including those on the boulevards.

2013 ANNUAL GENERAL MEETING

The Erin Ridge Active Adult Living Homeowners' Association Annual General Meeting will be held on **Wednesday, October 2, 2013 at 7:00 pm at the St. Albert Inn**. All Homeowners are encouraged to attend and participate.

Why Hold an Annual Meeting?

It is a legal requirement under the Societies Act and the Association By-Laws and Restrictive Covenant. The annual meeting is when Board Members are elected – there are three positions to be filled this year. The annual meeting is also an opportunity for the Board to report on finances and for you to:

- consider Special Resolutions put forward by the Board
- meet people who help define our community.
- provide feedback on Board performance
- exercise your voice and help shape the community in which we live.

Twenty-one days before the Annual Meeting, all Homeowners will receive a package from Condominium Consultants. The package will contain proxy votes. If you cannot attend the meeting, you can give your proxy vote to another Homeowner. This allows that person to vote on your behalf at the meeting.

There are three Board positions to be filled at the meeting. Lorne Howell and Mike Slecza have volunteered to act as Nomination Co-ordinators. If you are interested in sitting on the Board or know someone you believe might be interested either of these gentlemen may be contacted as follows:

Lorne 66 Enderby Crescent
780 459 3690

Mike 48 Edward Way
780 459 8116
mslecza@shaw.ca

HOMEOWNER QUESTIONS



Q: Who owns the fences around the perimeter of the development?

A: There are two types of fence ownership.

Association Owned Fencing: The wrought iron fence that forms the west and part of the south boundary and the wood fences between #26 and #28 Enderby along each side of the walk way to the St. Albert Trail System, and

Shared Ownership known as “Good Neighbour” Fencing: The fence that is shared with your adjacent neighbour.

Q: Who is responsible for maintenance, repair and/or replacement?

A: Association Owned Fencing: The Association has established a Reserve Fund (capped at \$30,000) for the maintenance, repair and/or replacement of common property. The cost of repairing Association owned fencing will be drawn from this fund.

Good Neighbour Fencing: There is a cost-sharing expectation between the Association and your adjacent neighbour. Your neighbour may not be aware that the “good neighbour” fences have a shared cost feature with our Association.

The Board recently conducted an inspection that included these fences. As explained in the May 30 letter from the President, plans are in place to do the necessary repairs. Please direct any inquiries to the Management Company.

Snow Removal Contract

Du-All is entering its second year of our two-year Snow Removal Contract. There are no changes to the contract for this winter season. The contract still stipulates that snow removal is to be initiated upon a “skiff” or greater amount of snow and within 12 hours of snow ceasing to fall. Removal will occur between 8:00 am and 9:00 pm, except it will begin no later than 2:00 pm of the day following snowfalls of 3 or more inches,

even if it is still snowing. Snow will not be removed if the temperature is warm enough for melting.

During continuous snowfalls of 24 hours or more, Du-All will remove the bulk of snow every 48 hours until the snow ceases for a 24 hour period. After that time, Du-All will remove the snow down to the original surface.



Management Company

Tera Krankowski is the new contact person at Condominium Consultants.

Condominium Consultants Canada Inc.

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(except weekends and holidays)

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Board of Directors

Ray Corner – President
Daryl D’Amico – Vice President
Jan Alexander – Secretary
Bryan Liden – Treasurer
Larry Rodewolt - Director
Irene Clark – Director
Lorne Howell – Director

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Liz Atkey-D’Amico
Peggy Corner
Board Liaison Jan Alexander