

# ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER – APRIL 2020



## MESSAGE FROM THE BOARD



During this difficult time, we hope that you are staying healthy and maintaining your spirits as well as possible. We welcome back our Snowbird neighbours, some of whom will still be in isolation.

Because of the Covid-19 virus, KDM Management Inc. has closed their office to the public, but are available by telephone and email. Shortly after the last newsletter was published, we were assigned new contacts at KDM – Richard Dendwick and his assistant Angela Paris. Their contact information is on the last page of this newsletter. If you need to submit an Application for Project Approval form, KDM asks that you do so by email or by Canada Post, rather than by dropping it off at their office.

We have renewed our snow clearing and summer maintenance contract with Do-All Landscape Ltd. The contract is for a three year period with the annual fee increasing by 2% for the first two years and an additional 2% in the third year. A Committee of the Board met with the Do-All Owner and his Operations Manager. We outlined the Board's concerns about the level of service provided over the winter and our expectations for summer maintenance work.

As soon as the weather permits, a contractor will be repairing the grass damaged by ice melt product over the last couple of winters. They will be top dressing, seeding and watering the affected areas.

The Board will be approving the Association Budget for 2020 -21 at the next Board meeting. The budget will be distributed to all Homeowners by email.

Stay safe, and here's hoping life gets back to normal soon.

On Behalf of the Board

Peggy Corner  
President

## NEIGHBOURS HELPING NEIGHBOURS

Even before the Covid-19 virus hit, a couple of people in the neighbourhood came up with an idea. They are looking for volunteers for a “**neighbours helping neighbours**” group in our Erin Ridge Active Adult Living Homeowners' Association. Some folks may need occasional help with household incidentals. And other folks may be willing to help.

The following are just a few ideas of things that some people may need “a helping hand with”:

- changing hard to reach light bulbs
- a ride to local appointments
- emergency grocery pick-up if you are sick
- re-arranging furniture and deck furniture
- house checks while away (and flyer removal from front door)
- hold a ladder for you
- setting mouse traps
- maintenance advice



**They are first looking for people who are interested in being a helper.** Then they can ascertain if the idea is worth pursuing. Please contact **Larry Bodnarchuk** or **Bob Gabourie** if you can help out and if you have any other ideas to add to the list.

If Bob and Larry get a positive response, more information about how it will work will be included in the next newsletter.

**Larry Bodnarchuk** [gailarr@shaw.ca](mailto:gailarr@shaw.ca)

**Bob Gabourie** [bhgabourie@gmail.com](mailto:bhgabourie@gmail.com)

## HOMEOWNER PROFILE



### Sunni Dixon - our local Miniature Dollhouse Enthusiast

Sunni and John moved to our neighbourhood six years ago. Sunni turned her half of the basement into a wonderful craft and building space for her miniature work. The tiny things that she has made, built, dressed and designed are something of great awe. Sunni became a crafter at a very young age as her mother was a skilled seamstress and crafter. If you can picture an Easter scene, imagine a tiny handmade basket amongst tiny flowers, trees, rabbits and eggs all handmade and arranged in an appropriately decorated box of some kind. Or imagine a tea shop with porcelain tea pots, cups and saucers, ladies, cake, all in 1/12 scale (12 inches in real life = 1 inch in this scale).

There are books, patterns, kits - everything available for ideas whether making by hand from scratch (yes! walnut furniture with needlepoint seats, knitted sweaters, and wood turned on mini lathe!) as little or as much as you want to spend. Glue, paper, wood, fun!



The St. Albert club of eight is now part of the Miniature Enthusiasts of Edmonton Club (MEE) which just celebrated its 38th birthday with 43 members. Each fall MEE puts on a show and sale where members bring their scenes and items for everyone to see and admire and buy. There's even a kids' mini craft table. There are door prizes and it is a beautiful fun event.

## Spring Will Arrive!



When the weather permits, Do-All will be commencing spring clean-up. Debris will be picked up throughout the property including tree wells, shrub beds, rock beds and the dry pond. They will also power rake and power edge. After spring clean-up is completed, regular weekly maintenance will commence. Tuesday will be our scheduled day for mowing. However, that day may vary depending on the weather. If rain is forecast for Tuesday, they may come on Monday. If it is too wet to mow on Tuesday, they will come later in the week.

If you have a complaint about Do-All's work, call or email Richard at KDM. Do not complain directly to the Do-All employee. Unless KDM is informed, the management at Do-All will not be aware of the problem.

## CONTRACTOR'S CORNER



**Burtine Kendall** can connect you with another Homeowner who can recommend the following kinds of contractors:

- ✓ Interior and exterior renovations including fireplaces
- ✓ Garage door repair
- ✓ Window and gutter cleaning
- ✓ Deck repair and building
- ✓ Arborist
- ✓ Appliance repair
- ✓ Grout and tile cleaning
- ✓ Stucco repair
- ✓ Patio door repair

Burtine's number is 780 458 3380, and her email is [arbur@shaw.ca](mailto:arbur@shaw.ca)

## NOTICE BOARD



### Welcome to the Neighbourhood!

**John and Theresa Egdom** –  
24 Enderby Crescent  
**Reginald and Peggy Rees** –  
68 Enderby Crescent



### Ladies Lunch

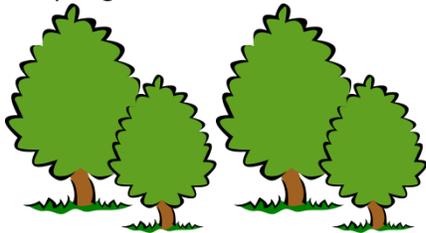
The monthly ladies luncheons are postponed until the pandemic is over.

As Mary Smith will be leaving our community in the near future, and no longer involved in organizing the luncheons, we hope she will continue to join us. Burtine Kendall has kindly agreed to be involved again. Thanks Burtine.

We will keep you posted.  
Stay well.

### Spring Tree Care

We will advise you by email when our arborist will be around to do spring tree care. **Ray Rohr** has kindly agreed to stay on as Chair of the Tree Committee, so he will be organizing the spring visit.



## VISIT OUR WEBSITE.....

<https://www.erinridgeaalhoa.com/>

You can find information about:

- Codes for exterior paint
- How to get approval for landscaping changes or replacing your deck
- Suggestions for the kind of tree to replace a diseased or undesirable tree
- What bug has infested your tree, and what to do about it



### Riverbank Landing Development

As you may have seen in the Gazette, an application has been made to the city for a \$500M development of the old Hole's Greenhouse area next to Botanica on Bellerose Drive. The proposal consists of 2 twenty five storey mixed occupancy towers, an eleven storey seniors rental building and boutique retail stores. This is the link to the developer's website: [www.riverbanklanding.ca](http://www.riverbanklanding.ca)

This will bring 800 new residents to the area, 9 years of construction and will have a massive impact on already congested traffic on Boudreau and Bellerose, as well as additional traffic to the second Botanica building still under construction.

If you are concerned, watch the City of St. Albert website for hearing dates. You can find further information by entering "Riverbank Landing" in the search box:

[www.stalbert.ca/dev/planning](http://www.stalbert.ca/dev/planning)  
[www.stalberttoday.ca](http://www.stalberttoday.ca)

### Humidifier and Air Conditioner Maintenance

In spring humidifiers might need to be turned to summer mode from winter mode. Some humidifiers will need their filter changed too or checked for calcium build-up. Refer to your manual for the care of your humidifier.

After the winter winds have subsided and the snow has melted, warm summer days are on the way. If you have an air conditioner, it may have a filter that needs to be replaced or cleaned. Check your manual to see what your air conditioner needs.

### Seen A Good Movie Lately?

If you are looking for something to keep you entertained during our physical distancing, our Netflix reviewers suggest:

- Grace and Frankie
- Outlander
- The Stranger
- Marcella
- The Crown
- Line of Duty
- The Two Popes
- Ray Donovan
- Virgin River
- A Fall From Grace

## ANOTHER SUCCESSFUL CHRISTMAS LUNCH!

Thanks again to **Lynne Perry** and **Mary Smith** for organizing the 2019 Christmas Lunch. As you can see from the pictures below, we enjoyed a lovely meal and great company.



## 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**

**Richard Dendwick – Property Manager**  
**780 460 0444 extension 356**  
**Email: [rdendwick@kdmmgmt.ca](mailto:rdendwick@kdmmgmt.ca)**

**Angela Paris**  
**780 460 0444 extension 343**  
**Email: [aparis@kdmmgmt.ca](mailto:aparis@kdmmgmt.ca)**

## Board of Directors

Peggy Corner – President  
Jim Terry – Vice President  
Jody Reekie – Treasurer  
Larry Bodnarchuk – Secretary  
Irene Clark - Director  
Bob Gabourie – Director  
Lynne Perry – Director

## NEWSLETTER COMMITTEE



Myrna Howell  
Bev Miller  
Lynne Perry  
Peggy Corner- Board Liaison

The Newsletter Committee is always looking for ideas for articles. If you have suggestions about what you would like to see in the Newsletter, please contact one of the Committee Members.