

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER - DECEMBER 2017



MESSAGE FROM THE BOARD



Annual General Meeting - 2017

The 2017 Annual General Meeting was held on October 11, 2017. A total of 47 units were represented in attendance or by proxy.

Peggy Corner was elected as a new member of the Board. Also elected for another two year term were Ray Rohr and Jim Terry. Paul Boutin, Bob Gabourie, Lorne Howell and Ron Ponich have another year left in their terms.

The new Board positions are:

President – Ray Rohr
Vice-President – Paul Boutin
Secretary – Peggy Corner
Treasurer – Lorne Howell
Director – Bob Gabourie
Director – Ron Ponich
Director – Jim Terry

We thank Lyn Murk for her four years of service on the Association Board of Directors.

The Association approved the Tree Committee Report and recommendations. The Board has subsequently sent Requests for Proposals to several arborists for tree services.

The Special Resolution to permit the erection of a Little Free Library was not approved as one Homeowner was opposed. A Special Resolution presented without 21 days advance notice requires unanimous agreement to be approved.

The draft minutes of the AGM are posted on the Association website:

<http://www.erinridgealhoa.com>

Ray Rohr, President

NOTICE BOARD



Ladies Lunch – Everyone Welcome!

Ladies of the ERAALHA meet for an informal luncheon the first Wednesday of every month at a local restaurant selected by Burtine Kendall. It's an enjoyable social event providing an opportunity to meet other ladies in the community and to visit with old friends.

Burtine sends out an e-mail a couple of days before the event advising of the location. Reservations are not required. If you would like your name added to the list of recipients, please call Burtine 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.

UPDATE FROM TREE COMMITTEE

Proposals were received from three of the four firms invited to bid. The Board evaluated the proposals and selected **Branches Tree Care Ltd.** to provide arborist services for the Association.

The next activity will occur once trees are in full leaf – likely late April - when owner, Dianne Hutton, will conduct an inspection of the health and condition of trees on each Homeowner's lot. Each Homeowner will receive from KDM, a list of recommended actions with an estimate of the associated cost. You can then advise KDM if you would like the work done.

Branches Tree Care Ltd. will also be preparing educational material that we will be distributing in the spring.



2016-17 PRESIDENT'S REPORT

The past year has been stable from a management perspective. Kelly Cruthers has continued to be our property manager.

Several properties have changed hands during the past year. Homeowners Kay Mokford, Sharon Hamilton and Loretta St. Arnaud sold. We welcome Gerald and Kathy Friesen, Jody Reekie and Bev Miller who purchased those properties.

Over the summer we had the perimeter wood fence painted. The fence now is in very good condition and with regular maintenance should last for many years. Thanks to the Fence Committee members Daryl D'Amico and Florin Bergh for your extraordinary efforts in managing the two fence projects, your work is much appreciated.

You all received a copy of the Tree Committee Report in the AGM package. That was a considerable amount of work which we will discuss in detail later. However, at this time I would like to thank Paul Boutin, Peggy Corner, Daryl D'Amico, Lin L'Heureux and Ron Ponich for their work on the project.

We recently were able to negotiate renewal of the ground maintenance contract with Do All Landscape Ltd. for a two year term at no increase in costs. As that is our largest budget item, our budget for 2018-19 should not see a significant increase.

One other issue we dealt with was the potential impact of the January 6, 2017 Court of Queen's Bench decision which resulted in "age" being added as a prohibited ground of discrimination in Sections 4 and 5 of the Alberta Human Rights Act. The Province was given one year to create exemptions to address the unintended consequences of this decision. Your Board has been working with Seniors United Now and our MLA, Marie Renaud, to protect the "Adult Only" provision in the Restrictive Covenant on each of our properties.

I would like to thank the Board members for their commitment and support this past year and, of course, the committee that produce the newsletter.

On behalf of the Board

Ray Rohr
President



If your home security provider was Lionsafe, who sold to SecurTek, you might find the following information provided by SecurTek (a SaskTel Company) valuable.

The **monitoring** is still handled by **Armstrong** station - their toll free number is 1-800-561-5433.

SecurTek is currently paying Armstrong for the monitoring, and eventually JTL Security will move monitoring over to our SecurTek station.

JTL Security, located in Edmonton, is the **servicing dealer** - they handle the equipment portion. The number for JTL Security is 780-328-3232.

If something is not working properly they would be the one to call to fix the equipment.

SecurTek is handling the **billing** for your account. If you want to make a payment, change your payment options or discuss your billing, call our Customer Care department toll free at 1-877-777-7590.

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 – Property Manager

780 460 0444 extension 308

Email: KCruthers@kdmMgmt.ca



NEWSLETTER COMMITTEE

Merry Christmas and Best Wishes for a Happy and Healthy New Year from the Newsletter Committee!

Myrna Howell
Jan Alexander
Peggy Corner - Board Liaison