

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER – DECEMBER 2022



MESSAGE FROM THE BOARD

Annual General Meeting

The AGM was held on October 5, 2022. The Board hosted a wine and cheese reception after the meeting. Of the 63 units, 34 were represented – 25 in attendance and 9 by proxy.

The terms of Bob Gabourie, Jody Reekie, and Irene Clark expired this year. Bob had served the maximum of three 2-year terms. Jody Reekie and Irene Clark were re-elected and Bev Miller 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.

President's Report

Since our last AGM, we have welcomed three new Homeowners – Vic and Lesley Hogan at 42 Edward Way, Scott and Debora Dawson at 54 Enderby Crescent, and Dale and Lynn Redekopp at 11 Enderby Crescent. We also welcomed Alejandra Hernandez as Tammy's Administrative Assistant at KDM.

As you heard in the Financial Report, the Association is in a sound financial position with no need for an increase in monthly fees.

The Association marks its twentieth anniversary this year. Although the original Homeowners took possession in early 2000, the Association was not formed until 2002, with the first Board of Directors being elected on July 15, 2002. All who have served on the Board over the years were recognized in the April Newsletter. Thirty-nine Homeowners have served at least one term on the Board, many of them serving for multiple years. There have been 6 Presidents before me – Mary Smith, Ray Corner, Florin Bergh, Ray Rouault, Lorne Howell and Ray Rohr. We can thank those past Boards for their careful stewardship which has resulted in the sound administrative and financial position of the Association today.

During the 2021-22 fiscal year, the Board again dealt with issues related to hazardous sidewalk conditions due to melting snow and subsequent freezing. One area of concern was on the southeast corner of Enderby and Edward. At our request, the City of St. Albert did

some sidewalk levelling and curb work to try to alleviate the situation for coming winters. Another area of concern was the Canada Post community mailbox on the south side of Enderby. The mailbox is located at the lowest point of the sidewalk and the dry pond so water pools and freezes creating a large area of ice. (My article on page 2 of this Newsletter contains more information about this issue.)

During the 2021-22 fiscal year, the Board approved or ratified a record 15 Applications for Project Approval forms submitted by Homeowners. Approval was granted for deck repair, deck replacement, the addition of deck stairs, driveway concrete replacement, garage door replacement, landscape modifications, tree removal and replacement, and window replacement.

Our three-year contract with Do-All Landscape Ltd. for summer maintenance and winter snow removal terminates March 31, 2023. Deciding to request bids or negotiating a contract with Do-All will be a priority for the new Board. The new Board will also be searching for an auditor to prepare future Financial Statements.

As always, the Board appreciates the time and effort given by the volunteers who serve on the Committees that the Board has established - the Fence Committee, the Tree Committee, Website maintenance, and the Newsletter Committee.

There are so many other people who also volunteer their time and energy to make our community a more enjoyable place to live. The Board recognizes and thanks those who organize the Block Party, maintain the Little Library, organize the Ladies Lunches and the Christmas Lunch, co-ordinate Contractor's Corner, maintain the flower beds by the entrance signs and behind the Little Library, and those who established the private Facebook page and the Ladies Book Club.

We thank Bob Gabourie for his dedicated and level-headed service on the Board for the past six years. I thank the current Board members for their continued commitment and thoughtful input in conducting Board business. The Board thanks Tammy and Alejandra for their assistance and support during the year.

Peggy Corner, President

NOTICE BOARD



Welcome to the Neighbourhood!

Dale and Lynn Redekopp

11 Enderby Crescent

Gary and Lucille Shwanke

41 Edward Way

Guy and Yvette Nobert

15 Enderby Crescent

Ralph and Nancy Killips

8 Enderby Crescent



Ladies Lunch

We have resumed our monthly Ladies Luncheons and try to aim for the first Wednesday of every month.

Attendance has been good and we welcome suggestions for venues.

If you would like to be contacted regarding upcoming lunches, please email Lynnep1@telus.net or Burtinek@gmail.com to be added to the email list.

Christmas Lunch

A Christmas luncheon has been arranged to include spouses/partners at the Casino on Friday, December 16.

Friday December 16, 2022 - 12:30 pm

(Lunch will be served at 1:00 pm)

CENTURY CASINO

24 Boudreau Road, St. Albert

COST: \$42.00 PER PERSON

The cost includes a full turkey buffet, salads, veggies, buns, dessert, tea and coffee - GST and gratuities included. *(Does not include drinks from the bar.)*



This is a booked lunch therefore we need to know who will be attending. Confirmation and payment are required by December 2. **Please contact Lynne or Burtine before November 30 to confirm your attendance.**

Lynne: 780-991-4807 - Lynnep1@telus.net

Burtine: 780-458-3380 - burtinek@gmail.com

CANADA POST COMMUNITY MAILBOX

For the past couple of years there has been a major issue with ice surrounding the mailbox on the south side of Enderby Crescent – across from 6 and 8 Enderby.



This mailbox is unfortunately located at the lowest point on the city sidewalk, and at the low end of the dry pond in the centre of our development. Even though Do-All clears snow from the city sidewalk and the cement path across the boulevard, with the melt and freeze cycles we have experienced during recent winters, water runs from three directions, pools and freezes, creating a treacherous sheet of ice.

Putting down sand and gravel is ineffective because during the melt cycle, it sinks to the bottom and ice forms on top.

At our request, a Canada Post representative came to inspect the area. He advised that the mailbox could be relocated in either direction along Enderby; however, there are rules as to how close a mailbox can be to an intersection. If we request the mailbox be moved, the Association would be responsible for installing a new cement path across the boulevard for access.

I have asked that the Do-All crew pay particular attention to keeping the city drain adjacent to the mailbox area clear this winter. If they can keep the gutter leading to the drain clear by shovelling and applying ice melt as needed, hopefully when there is a thaw, water will run to the drain instead of pooling. It would also be helpful if no cars are parked immediately west of the mailbox to ensure the drain can run freely.

The Board will monitor the situation over the winter and take further action in the spring if necessary.

Block Party 2022!

In spite of the cool blustery weather and threat of rain during the day, 65 residents of the Erin Ridge Active Adult Living Association gathered together June 24 on the driveways of 24 and 26 Enderby for the annual block party. (Annual – yes – until the interruption by Covid.)



Thanks to hosts, **Bea and Florin Bergh** and **John and Theresa Van Egdome** for your warm hospitality and for opening your garages for our use. The contribution of delicious appetizers by those attending was a sight to behold – complemented by desserts purchased by the committee. No one needed to leave hungry.



Thank you to the committee members for transporting, setting up and taking down tables, and all the extras which contributed to the success of this event.

A big thank you to long serving committee members along with new volunteers for your time and energy:

- Ray Rohr – **Chair**
- Ray Corner – **Treasurer**
- Paul Kendall– **Incoming Chair**
- Peggy Corner
- Ron Majeau
- Debbie Dawson
- Linda Thiesen
- Doug Demers
- Hosts**
- John and Theresa Van Egdome
- Florin and Bea Bergh

Thank you, Chris Hayashi, for providing pictures for this article.



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. Also, be aware that Christmas decorations on your step may hinder the Do-All crew from cleaning snow from your step.

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, Tammy Pope, rather than approaching the employee directly.



CONTRACTOR'S CORNER



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

- ✓ Christmas light rental, installation, and takedown
- ✓ Interior and exterior renovations including fireplaces
- ✓ Deck replacement or repair
- ✓ 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

We are still looking for a handyperson – let Burtine know if you know of someone.



Erin Ridge Facebook Group

Last year, we created a Facebook group called **Erin Ridge Active Adult Living** which our new Homeowners may not be aware of.

The purpose of the group is to provide us with an avenue to share stories, ideas, information, pictures, ask questions and get to know each other and support each other concerning what's going on in our community. We now have 17 members, and there is lots of room for more.

Please feel welcome to log into Facebook and type Erin Ridge Active Adult Living in the search box in the top left-hand corner and ask to be admitted to the group.

Together, we can share positive information amongst our community.

MANAGEMENT COMPANY

KDM Management Inc.
#210, 150 Carleton Drive
St. Albert T8N 6W2

Office hours 8:30 am to 4:30 pm Monday to Friday

Telephone: 780 460 0444

Fax: 780 460 1280

www.KDMMgmt.ca

Tammy Pope – Property Manager
780 460 0444 extension 349
Email: tpope@kdmmgmt.ca

Alejandra Hernandez – Administrative Assistant
780 460 0444 extension 343
Email: ahernandez@kdmmgmt.ca

The Association website address is:
<https://www.erinridgealhoa.com>

Board of Directors

Peggy Corner – President
Clem Imgrund – Vice President
Jody Reekie – Treasurer
Lynne Perry – Secretary
Irene Clark- Director
Doug Demers – Director
Bev Miller – Director



NEWSLETTER COMMITTEE

Myrna Howell
Bev Miller
Lynne Perry
Deborah Jewell
Peggy Corner- Board Liaison