

ERIN RIDGE HOMEOWNERS' ASSOCIATION

NEWSLETTER – DECEMBER 2024



MESSAGE FROM THE BOARD



ANNUAL GENERAL MEETING

The AGM was held on October 9, 2024. Of the 63 units, 49 were represented – 33 in attendance and 16 by proxy. Those in attendance enjoyed a wine and cheese reception after the meeting.

The terms of Bev Miller and Clem Imgrund expired. Irene Clark and Peggy Corner have served the maximum of three 2-year terms. Bev and Clem were re-elected, and Larry Bodnarchuk and Alex Morrison were elected as new Board Members.

The draft AGM minutes are posted on the Association website, and the new Officers are listed on the last page of this Newsletter.

PRESIDENT'S REPORT

Since our last AGM, we have welcomed three new Homeowners – Linda Christiansen at 60 Enderby Crescent, Val and Livio Prato at 14 Enderby Crescent and Maryanne Samchuk at 43 Edward Way.

As you heard in the Financial Report, the Association remains to be in a sound financial position.

During the 2023-24 fiscal year, the Board approved or ratified 10 Applications for Project Approval forms submitted by Homeowners. Approval was granted for installation of solar panels, deck replacement, deck roof installation, landscape modification, installation of an air conditioner unit, installation of soffit lights, and window replacement.

The Board has three contracts in place. The contract with Do-All Landscaping Inc. is for the period April 1, 2023 to March 31, 2026. Ongoing contracts are in place with KDM Management Inc. and Branches Tree Care Ltd. The Board also retains the services of Cass &

Fraser, Chartered Accountants, to prepare the audited Financial Statements.

Over the winter, volunteers Bev Miller and Lynne Perry did a great job of monitoring the ongoing problem of ice build up around the south Canada Post community mailbox. They coordinated with Do-All and the City to keep the area ice free.

Although work was done after the end of the fiscal year, the Board wants to acknowledge now, the work done by the Fence Committee over the summer. The members of the Committee are Daryl D'Amico, Florin Bergh and Gary Short. Daryl has numbered each board in the 1,300 feet of wooden fence and has created a spreadsheet to document the repair history of each board. As you can imagine, this was time consuming work but is very valuable for ongoing fence maintenance.

The Board appreciates the time and effort given by the volunteers who serve on the Committees that the Board has established - the Newsletter Committee, the Tree Committee, and the Fence 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:

- maintain the Association website,
- organize the Block Party,
- organize the Ladies Book Club,
- 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,
- those who maintain the private Facebook page, and
- those who organized the community garage sale.

The Board also thanks Tammy and Nanet from KDM for their excellent assistance and support during the year.

We extend a big thank you to Irene Clark for her service, most recently as Vice President. Irene has served her maximum number of terms on the Board.

As this concludes my term on the Board, I thank the current Board members for their continued commitment and careful consideration in conducting Board business. I also thank all the previous Directors I have worked with over the past seven years. It has been a sometimes challenging, but always rewarding experience. I wish the new Board elected tonight every success.

Peggy Corner, Outgoing President

PREPARING FOR WINTER



Our contract with Do-All stipulates that a skiff of snow must be cleared within 12 hours of snow ceasing to fall. When there is snow fall of more than 3 inches, clearing must begin by 2:00 pm of the following day, even if it is still snowing.

Be aware that Christmas planters or decorations on your driveway or step may hinder the crew from clearing snow completely. Do-All is not responsible if damage is caused to planters.

Do-All has installed sand boxes by both mailboxes. If you use the sand, please ensure the lid is securely closed so that the sand/gravel mix doesn't harden and become unuseable.

If you have an issue with the service provided by Do-All employees, please send your complaint by email to our Property Manager, Tammy Pope:
tpope@kdmmtg.ca

Documenting your issue in an email will ensure it is accurately communicated to Do-All for resolution.

The City of St. Albert has a by-law stipulating that snow cannot be shoveled from your driveway or sidewalk onto the street. So, if you shovel your own snow, please do not shovel it onto the street. Do-All is required to move all snow onto the boulevard or the grass bordering the driveways.

NOTICE BOARD



Welcome to the Neighbourhood!



Correction:

In the September Newsletter we incorrectly identified the resident at 43 Edward Way.

We welcome **Maryanne Semchuk** to the neighbourhood.

Christmas Lunch

The Christmas Lunch will be held on Thursday, December 19, 2024 at Century Casino.

Please contact **Marilyn Linton** by December 4 at 825 440 1715 or mumlinton@yahoo.ca to purchase your spot.



Ladies Lunch

If you would like to be added to the email list, please contact Marilyn Linton at mumlinton@yahoo.ca

Book Club

The Book Club usually meet once a month on a Wednesday afternoon for informal book/author discussions. If you would like to join us, please email Deb Jewell: dscarlyle2016@gmail.com

CONTRACTOR'S CORNER



Larry Bodnarchuk is co-ordinating Contractor's Corner.

If you are looking for a tradesperson or can recommend a tradesperson, please contact Larry at:

gailarr@shaw.ca



UPDATE ON SOLAR PANELS

You will recall that at the 2023 Annual General Meeting, a Special Resolution was passed to allow for the installation of roof solar panels. **Ray and Jean Rohr** took advantage of this opportunity and had solar panels installed on their house. Ray has kindly provided the following information for others who may be interested.

Solar Photovoltaic (PV) Power System

You may have seen the solar panels on our roof – here is the story.

Our journey to solar power really started in 2021 when we learned of the Federal Government's Greener Homes program. After our initial research of the program, we had an accredited firm do an Energy Audit of our house. The audit identified a broad range of actions that could be taken to increase our energy efficiency and comfort, and instances where the Greener Homes program provided grants for such actions. After our initial review we decided to upgrade the insulation in our attic and to replace our aging furnace that had a crack developing on a combustion chamber, with a high energy efficiency furnace. A significant part of the cost of the added insulation was covered by a Greener Homes grant, but because we were replacing a gas furnace with a gas furnace it did not qualify for a grant. We also considered replacing our windows with triple glaze windows but decided that the energy saving and comfort benefits did not match the costs. Solar power was also on the list of recommendations, but the feasibility appeared questionable. All of that changed in 2023.

At our Homeowners Association 2023 AGM a proposal was considered and passed, to permit the installation of roof solar panels. This coincided with a significant reduction in the cost of installing a Solar Photovoltaic Power system, to the point where the payback period was less than seven years, and the availability of a \$5,000 Greener Homes grant plus an interest free loan from CMHC would cover the remainder of the cost of the system. On top of that, given that the vast majority of electricity in Alberta is produced by burning fossil fuels, the reduction of CO₂ emissions achieved by use of renewable energy was a significant motivator.

At that point we went shopping for a system. We received three proposals and after analysis and due diligence, selected a provider. Our system was installed in July 2024 and commissioned in mid-August.



Alberta rules limit the size of a solar micro-generation system such as ours, so that the anticipated annual production is equal to the electricity we consumed in the previous year. To achieve that, our system consists of twelve 500-watt panes that should produce 6 kilo watts at peak time. On an annual basis we use about 15 kilo watts per day. In August our system was producing over 30 watts on a good day. In November it is less than 10. The system is designed to export surplus power into the grid. So, when our system is producing more electricity than we are using, it gets used by someone else in our community.



In order to maximize the benefits of the system, we switched electricity providers from EPCOR to a retailer that is a member of the Alberta Solar Club. The Solar Club markets surplus renewable energy produced by member micro-generation systems to the grid through the Alberta Systems Oppressor and buys energy from the grid to supply members as required. As more electrical energy is required province wide in the summer months, the rate paid to micro-generators is considerably higher in summer than the rate in the winter when solar systems produce little electricity. This arrangement allows homeowners to build a credit during the summer months to cover the winter electricity usage and cover part of the Alberta electricity program additional fees and charges.

We were able to install a full system on our roof. Some roof designs may limit the number of panels that can be installed. There was no increase in the cost of our insurance. The panels come with a 25-year performance warranty and a 12-year material warranty. The system inverters have a 10-year warranty.

The recycling of solar PV components is in its infancy in Canada, but there are aggressive actions being taken worldwide to advance the industry and reuse the valuable materials that they contain.

The Greener Homes Program was established in 2021 with a funding envelope for retrofit grants that was anticipated to last until 2027. Unfortunately, the success of the program was such that by March of 2024 it was determined that the funds earmarked for the retrofit grants were almost completely allocated and applications for that segment of the program were closed. However, the Greener Homes Loan program, which provides interest free loans for specified energy retrofits, remains open. Hopefully, the government will allocate additional funding to the Retrofit Grant program.

The Board wishes you and your family a Merry Christmas and a Happy New Year!



Erin Ridge Active Adult Living Facebook Page

We have created a private Facebook page for Homeowners in the community.



Please feel welcome to log in to Facebook and type Erin Ridge Active Adult Living in the search box and ask to be admitted to the Group.

Your Feet: They're Amazing!

Yes, they really are: 26 bones, 33 joints and more than 100 muscles, tendons and ligaments make up your feet - and may provide information relating to 21 possible health concerns.



We've reached that time of year when feet are covered most of the time; problems may not be readily noticed but still need care and you don't even have to leave home to receive it. For those who do choose to use them or need to use them, there are a number of in-home care services available to you; the web provides a list of several providers in St. Albert. Most offer basic care and maintenance but there are also registered foot care nurses and Licensed Practical Nurses (LPN) who are specially trained to provide more extensive podiatric care and advice.

Alberta Health(<http://www.albertahealthservices.ca>) provides a detailed list of registered foot care/podiatric nurses. In addition, check out coverage of any personal health insurance plans; you may be able to submit claims for reimbursement.

Alberta Blue Cross for Seniors provides detailed information for reimbursement for foot care (when provided by an LPN), including the claim form and three ways in which you can submit it. When contacting a foot care provider, ask about their qualifications as that will determine whether you can claim reimbursement. Also, the Canada Revenue Agency allows for foot care claims as a medical expense.

KDM Management Inc.

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**Board of Directors
(Effective October 9, 2024)**

Bev Miller – President
Alex Morrison – Vice President
Larry Bodnarchuk – Treasurer
Lynne Perry – Secretary
Clem Imgrund – Director
Doug Demers – Director
Brenda Short – Director

Association Website: <https://www.erinridgealhoa.com>



NEWSLETTER COMMITTEE

Myrna Howell
Lynne Perry
Deborah Jewell
Peggy Corner
Brenda Short – Board Liaison

