

# ERIN RIDGE HOMEOWNERS' ASSOCIATION

## NEWSLETTER – DECEMBER 2025



### MESSAGE FROM THE BOARD



#### PRESIDENT'S REPORT

Since our last AGM, we have welcomed two new Homeowners - Paul Kendall at 9 Enderby Crescent and Katherine Hayashi and Robert Falkingham at 30 Enderby Crescent.

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

During the 2024-25 fiscal year, the Board approved or ratified 10 Applications for Project Approval, submitted by Homeowners. Approval was granted for the installation of solar panels, deck replacement, tree and shrub replacements, installation of an air conditioner unit, installation of soffit lights, installation of an awning, filling in a half- moon window and door replacements. The Board was presented with an Application for Siding Replacement. After diligent work by the Homeowner and the Board, the application for a new siding colour was approved.

The spring of 2025 marked the twenty- fifth anniversary of the first homeowners taking possession of their homes in this development. It is great to see both the original homeowners and the new folks taking on projects to keep their properties looking so good.

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. The Board will prepare for contract talks early in the New Year for landscape maintenance and snow removal. 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 our audited Financial Statements.

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

The members of the Fence Committee are Daryl D'Amico, Florin Bergh, Gary Short and new member, Darrell Zylla. The Fence Committee recently took a walk through the neighbourhood and have determined that in general the fences are in excellent condition. The Committee recommends that the Board of Directors considers painting all the Erin Ridge side of the wooden fences within the next couple of years. Florin Bergh joined the Fence Committee in 2013 when the committee was established. Fuzzy will be stepping down and the Board, the Committee and our neighbourhood want to thank you, Fuzzy, for all your work over the past years.

There are so many other people who also volunteer their time and energy to make our community an 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,
- maintain the private Facebook page, and
- those who organized the community garage sale.

The Board also thanks Tammy Thompson, our outgoing Property Manager, and welcome Nanet Botha, our new Property Manager from KDM, for their excellent assistance and support during the year.

Doug Demers is one of our Board Directors and will step aside to let another volunteer fill his shoes after 4 years of service on the Board. Thank you, Doug. Lynne Perry, most recently our Board Secretary, has served her maximum three terms, 6 years in all, on the Board. We would like to extend a big thank you to you Lynne.

Thank you to the Board for your continued commitment and support this past year. I want to acknowledge Peggy, my mentor, thank you Peggy.

Respectfully submitted,  
**Bev Miller, President**

~~~~~

### **ANNUAL GENERAL MEETING**

The AGM was held on October 9, 2025. Of the 63 units, 36 were represented – 26 in attendance and 10 by proxy. Those in attendance enjoyed a wine and cheese reception after the meeting.

The terms of Lynne Perry and Brenda Short expired. Lynne Perry has served the maximum of three 2-year terms and Doug Demers resigned from the Board. Brenda Short was re-elected, and John VanEgdom and Bob Gabourie 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.

### **NEW BUSINESS**

#### **Green Organic Carts**

*A question was asked at the Annual General Meeting as to why only a few households have a Green Organic Cart and if was it possible to obtain one from the City of St. Albert.*

The City of St. Albert instituted the organic recycling programme in 2011, at an additional

cost to households. As the Homeowners' Association was already paying for grass and leaf removal, the Board approached the City to ask if our Association could be exempted from the programme. The City agreed to the exemption and offered a one-time opportunity for Homeowners to choose to opt in to the programme. A handful of Homeowners decided to opt in at that time. The Green Cart stays with the address to which it was assigned.

In 2019, on request from a Homeowner, the Board asked the City if that Homeowner could “opt in” to the programme. The waste management official explained that the contract with the firm managing the organics collection, and other precedents, now precluded them from adding new households in our community to the organics recycling programme unless all households in the community were included.

#### **Overhanging Tree**

*At the AGM, a Homeowner expressed concerns about a neighbour's tree that was overhanging their property. The following response was provided to that Homeowner.*

The Board agrees that this tree presents you with a risk of potential damage to your property. The Board conferred with our Arborist (Branches Tree Care) to see if they had experience with these issues. What was learned is that the issue is between you and your neighbour.

While the Board cannot become a third party to this issue, it suggests that you need to open communications with your neighbour regarding this tree. The Board suggests that you keep records of the communication and diarize the state of the tree with photos for future reference. Some other avenues for you to explore are contacting the City of St. Albert to see if there are any bylaws about this or contacting a lawyer to see if they can help. While the Board sympathizes with your concerns, it cannot become involved in this.

~~~~~

## 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, Nanet Botha:**

[nbotha@kdmmt.ca](mailto:nbotha@kdmmt.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.

## 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](mailto:gailarr@shaw.ca)

## NOTICE BOARD



### Welcome to the Neighbourhood!

**Rod Hall - 21 Edward Way  
Pam Filipchuk & Kevin Traub -**

20 Enderby Crescent

Correction: In the September edition, we should have

welcomed **Katherine Hayashi &**

**Robert Falkingham** at 30

Enderby Crescent.



### Christmas Lunch

The Christmas Lunch will be held on Thursday, December 18, 2025, at Century Casino.

Please contact **Marilyn Linton** by December 4 at 825 440 1715 or [mumlinton@yahoo.ca](mailto:mumlinton@yahoo.ca) to purchase your spot.



### Ladies Lunch

The Lunch group meets the first Wednesday of the month. If you would like to be added to the email list, please contact Marilyn Linton at

[mumlinton@yahoo.ca](mailto:mumlinton@yahoo.ca)



### Book Club

The Book Club meets on Wednesday afternoon every six weeks for informal book/author discussions. If you would like to join us, please email Linda Christiansen at:

[lindachristiansen0858@gmail.com](mailto:lindachristiansen0858@gmail.com)

## Time for a Quick Check #1

### Fire Extinguishers

Check the expiry date and, if you need to replace any of them, you can take the old ones to the Mike Mitchell Recycling Depot at 7 Chevigny Street here in St. Albert, or any other ECO Station.

## St. Albert Noise By-Law



The Board reminds Homeowners that if you choose to do your own snow or leaf maintenance, you must abide by the City of St. Albert Noise By-Law. Your neighbours will appreciate your courtesy.

City of St. Albert Noise By-Law 31/2006

### Daytime Restriction

### Outdoor Maintenance Work

7. No person shall operate or permit to be operated during Quiet Hours any lawn, power garden maintenance or power snow-clearing equipment.

Part 1. Definitions (t) “Quiet Hours” means

- Monday through Friday between 10:00 pm and 7:00 am
- Saturday between 11:00 pm and 9:00 am
- Sunday and Holidays between 10:00 pm and 9:am

Please respect these quiet hours before you start up your snow blowers or air blowers.

## Oh No – Locked Out!!



***A member of our community inadvertently found herself locked out of the house while putting out her recycling at 8:30 one morning!***

Somehow, the door from the house to the garage had locked itself. She was stuck in the garage with no keys, no phone and the front door was locked. Fortunately, a good neighbour was there to help, and after exhausting every other possibility, called a locksmith. An hour or so later he showed up, took 10 minutes to open the door and charged \$300.

To avoid this happening to you, here are a few preventative measures:

- ✓ Always check that you have your keys with you, even if you’re out for a short time.
- ✓ Keep a spare key hidden in your car.
- ✓ Hide keys in your garage or yard.
- ✓ Ask a neighbour to keep a spare key for you (bearing in mind, they may not be home if this happens).
- ✓ Think about installing a keyless entry pad or lock box such as realtors use that require you to enter a code.

---

## Time for a Quick Check #2

### Fire Alarms and Smoke Detectors

After checking to see that they are working, change the batteries so you know there is always maximum power. If you have an older wired-in, ceiling mounted device, you might find that the replacement module is not compatible with the existing mount. The batteries (in sealed compartments) in these detectors expire after ten years and replacement modules may have changed over time. Check for help that is available on-line. For example, “Kidde” brand has a toll free number that can provide stock numbers for adaptor kits - and even locations for nearby suppliers. This could save you the effort, time and cost of having a new alarm wired in.

DID YOU KNOW?

### City of St. Albert By-Law Complaints Moved to New Portal



The City has announced that complaints are moving out of the Spruce It Up app and onto a new online form effective September 25, 2025. For any complaints on issues related to municipal by-laws, traffic safety and non-emergency animal control, visit **report.stalbert.ca** to register your complaint.

## WALKIN' IN A WINTER WONDERLAND

Now facing winter pavement and path conditions, and not willing to give up walking along the great trails we have in our city, there are items that can help to keep us walking safely.



There are many types and styles of cleats that can be pulled over footwear and change your shoes/boots into “studded tires” for your feet! Sports stores carry a variety of them, as do outdoor activity stores. Take the boots/shoes you’ll be wearing with you to determine which are the best fit and easiest to put on and take off. A few brands of boots that have sections of the sole that can be easily flipped over and back to provide a band of cleats. One of these brands is “Olang”, which can be seen online and are for sale at a few shoe stores in Edmonton. Other brands have incorporated carbon fibres, shown to provide good slip resistance, right into composite soles.



Also useful are walking/hiking poles that can help maintain balance and weight distribution. While they may not provide total support, they might provide a bit of leverage to help you get up if you fall. They’re available in a variety of materials, (for example: composite aluminium, carbon fibre), and often are sold with tip adaptors for use in varying conditions.



Have to take the dog out in the dark for that last walk of the day? There are many high-visibility, reflective and lighted accessories to help you see and be seen. Some are full vests but others are narrow straps that have LED lights front and back. Those worn around the waist have light that can be tipped downward to light the ground immediately in front of you. Of course, there are a lot of similar accessories – and toys- for dogs too!

In terms of personal safety, taking a cell phone along tucked in a pocket so your hands are free, almost goes without saying – especially with most phones having a quick access emergency feature. For added protection, very small canisters of repellent (pepper) spray are available at sports/outdoor equipment stores. These are small enough to attach to a jacket or slip into a pocket.

As a final note, the city is renovating and extending trails throughout Erin Ridge and Oakmont – especially along the river valley. Check out routes, progress, and access on the City’s website.

**Best Wishes for a Merry Christmas and a Healthy and Happy 2026!**



## **KDM Management Inc.**

**#210, 150 Carleton Drive**  
**Office hours 8:30 am to 4:30 pm Monday to**  
**Friday**  
**Telephone: 780 460 0444**  
**Fax: 780 460 1280**  
**www.KDMMgmt.ca**

**Nanet Botha – Property Manager**  
**780 460 0444 extension 343**  
**Email: [nbotha@kdmmgmt.ca](mailto:nbotha@kdmmgmt.ca)**

## **Board of Directors** **(Effective October 8, 2025)**

Bev Miller – President  
Alex Morrison – Vice President  
John VanEgdom – Treasurer  
Brenda Short – Secretary  
Clem Imgrund– Director  
Larry Bodnarchuk – Director  
Bob Gabourie – Director



### **NEWSLETTER COMMITTEE**

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

