

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER - NOVEMBER 2014



ANNUAL GENERAL MEETING



Forty-six units were represented at the October 15, 2014 AGM by 35 attendees and 11 proxies. Following a review of the finances of the Association, the Chair suggested an increase in monthly maintenance fees of \$5.00 to \$125.00 per month, to cover increased maintenance costs. A suggestion was made from the floor to increase fees by \$10 per month. The Board indicated they would discuss the recommendation.

Matters discussed included an explanation of the good neighbor fence policy; winter kill of grass along sidewalks and driveways; maintenance of the dry ponds; and the original shingle warranty. The Guideline, Application and Approval Process for Repair, Maintenance or Modification was presented. There were questions from the floor regarding grass replacement from winter kill. As the Association Board is responsible for establishing responsibility, this will be dealt with by the Board.

As the two-year term for serving on the Board for four members has been completed (Daryl D'Amico, Jan Alexander, Lorne Howell and Irene Clark), election of new Board replacements was held. Lorne agreed to let his name stand for another term; however, the other three stepped down. Elaine Tully, Ron Ponich and Warren Wigglesworth were unanimously elected to replace the three retiring members and Lorne was also re-elected for a two year term.

BOARD OF DIRECTORS' REPORT

A meeting of the newly elected Board of Directors was held following the Annual General Meeting, during which the executive was decided as follows: President – Lorne Howell; Vice-President – Larry Rodewolt; Treasurer – Lyn Murk; Secretary – Ray Rohr; Coordinator of Summer Maintenance – Ron Ponich; Coordinator of Winter Maintenance – Warren Wigglesworth; and Board Representative on the Newsletter Committee Liaison/Welcome Committee Coordinator – Elaine Tully.

A second meeting of the newly elected Board was held October 23, 2014.

Decisions of interest made at this meeting are as follows:

- In the spring of 2015, the grass that was damaged along the sidewalks and driveways by the ice melt used during the winter of 2013/2014 will be replaced at the expense of the Association. Those members who have already repaired their own grass damage will not be reimbursed.
- The Homeowners fee will be increased to \$130.00 per month effective June 1, 2015.
- For the protection of the Association, Workers' Compensation Board (WCB) coverage will be maintained at a minimum level for work projects being hired out.

Respectfully submitted,
ELAINE TULLY.

Please go to our web page to read the President's Message presented at the AGM.

www.erinridgeaalhoa.com

NOTICE BOARD



Ladies Lunch

The monthly luncheon is set for 1:00 pm, the first Wednesday of each month.

Contact will be made via e-mail or telephone the Sunday prior to the next luncheon. Details will be given as to location at that time.

For more information or to be added to the contact lists please call Burtine Kendall at 780 458 3380 or by email at arbur@shaw.ca.

CONTRACTOR'S CORNER

Fall has been a busy month around and about ERAAHA. Tapping of shingle staplers has come to a stop; gutters and drain pipes have been replaced and/or repaired; old, sick and simply ugly trees have been removed; flower beds have been fertilized; flower pots and containers have been emptied their contents recycled; stone edging has been completed at both entrance gates and at the north end of the dry pond flowerbed. Homeowners have probably noticed the new faces, vehicles, and equipment coming and going around the community. If you have hired any of these service providers and are prepared to recommend them, please contact the volunteer co-ordinator: **Burtine Kendall – 780-458-3380**
arbur@shaw.ca

Two contractors have been added to the list.

Gutter Cleaning



Gutter cleaning, caulking and replacement of drain down spouts. Service was provided by two young City of St. Albert residents (firefighters) who are willing to consider most other home maintenance tasks. The homeowner who submitted this service is prepared to highly recommend this service provider.

Window Cleaning



Service provided includes inside, outside, tracks and screens. This business has been providing service to several homeowners in ERAAHA for over 12 years, as well as to friends and family. They come highly recommended by the homeowner submitting their service for inclusion on our list.

If you have an interest in learning more about either of these service providers contact Burtine Kendall. She will provide the homeowner's name and contact number. If on the other hand, you have hired a service provider and are prepared to recommend them to your neighbours, Burtine will add them to the Contractors List.

Do-All Contract

Do-All's contract has been renegotiated for a two year period effective March 31, 2014. The terms of the new contract are similar to past contracts.

The rules for snow removal are outlined in the September 2013 Newsletter.

MANAGEMENT COMPANY

William Kerr, Management Consultant

contact@condominiumconsultants.ab.ca

Condominium Consultants Canada Inc.

#10, 44 St. Thomas Street,
St. Albert T8N 1E4

Office hours 8:30 am to 4:30 Monday to Thursday

8:30 – 3:00 Friday

Telephone: 780 460 5800

Fax: 780 460 5420

BOARD OF DIRECTORS

Lorne Howell – President

Larry Rodewolt– Vice President

Ray Rohr – Secretary

Lyn Murk – Treasurer

Ron Ponich – Director

Warren Wigglesworth – Director

Elaine Tully – Director

www.erinridgealhoa.com

NEWSLETTER COMMITTEE

Burtine Kendall has resigned from the Newsletter Committee. We thank her for all her hard work. We welcome Jan Alexander to the Committee. We also look forward to working with Elaine Tully, who is the new Board Liaison.

Myrna Howell

Jan Alexander

Peggy Corner

Board Liaison - Elaine Tully