

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER - MARCH 2012

MUDJACKING

As mentioned in the November newsletter, a homeowner has approached the Board, noting that many driveways require mud-jacking. He asked if the Board would send out a note informing anyone who is interested in having their driveway mudjacked to give their name to the Board President. In the spring, the homeowner would be willing to obtain quotes from several firms. If a number of Homeowners are interested, then perhaps the firms contacted would be willing to offer a group discount.

The Board makes it clear that this is not a Board initiative; however they are willing to help communicate this idea.

If you are interested, please give a note to Ray Corner. Getting the quote won't be done until later this spring.



SEASONAL INFORMATION

Now that spring has officially arrived, it is time to plan ahead for any improvements you may wish to undertake.

Improvements

Before any outside work commences, any improvements (e.g. garage door cladding, painting, decks etc.) must be approved by the Board of Directors. Owners are required to submit a letter to Bill Kerr, outlining:

- ✓ the scope of the improvement
- ✓ materials to be used

Remember, the original colour must be kept. Check with Bill Kerr if you need the paint codes.

If necessary, Owners are also responsible for securing any necessary permits required by the City of St. Albert prior to commencing any major work.

Owners are encouraged to submit their improvement letters early to avoid delays with approval as the Board of Directors only meet 6 to 8 times a year.

Landscaping

If you are planning on creating a flower bed or doing other landscaping, you must submit your request in writing to Bill Kerr. Enclose a diagram showing the details of your modification.

Any modifications or additions to flower beds must be maintained by you, the Homeowner, not the grounds maintenance company.

NOTICE BOARD



Welcome to the Neighbourhood!

Clemens and Claudette Imgrund are the new owners of 2 Enderby Crescent. Welcome to the neighbourhood.

2012 Annual General Meeting

Mark your calendar – the next AGM will be held on Wednesday, October 10, 2012.

Ladies Lunch – is held on the first Tuesday of every month at 1:00 pm at the Boston Pizza in Grenier Place.

HOMEOWNER QUESTION



Q: If I sell my home, do I have to provide an Estoppel Certificate to the buyer?

A: There is no legal requirement for the seller to provide an Estoppel Certificate. Normally it is the responsibility of the buyer's lawyer to request this from Condominium Consultants Canada Inc., on behalf of the buyer.

FYI - An Estoppel Certificate is a legal document identifying your Lot, Block and Plan numbers. It also confirms there are no monetary or other Association liens against the property.

CONTACT INFORMATION

If you have changed your telephone or cell phone number, please give your updated information to Condominium Consultants Canada Inc. The address and telephone number are below. Please include your email address if you have one.



Management Company

All enquiries should be directed to our management company:

Condominium Consultants Canada Inc.

#10, 44 St. Thomas Street

St. Albert T8N 6N8

Monday to Thursday

Office hours 8:30 am to 4:30 pm

Friday – 8:30 am to 3:00 pm

Closed weekends and holidays

Telephone 780 460 5800

Fax 780 460 5420

contact@condominiumconsultants.ab.ca

Board of Directors

Ray Corner – President
Ken Kachulak – Vice President
Jan Alexander – Secretary
Bryan Liden – Treasurer
Larry Rodewolt - Director
Irene Clark – Director
Daryl D'Amico – Director

Newsletter Committee

Sharon Hamilton
Liz Atkey-D'Amico
Peggy Corner