

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER - MAY 2016



PRESIDENT'S MESSAGE



As was recently noted, our Property Manager Bill Kerr, owner of Condominium Consultants Canada Inc., died in February. It has taken some time for the executors of his estate to determine the future of Condominium Consultants Canada Inc. A short time ago we were advised that they had sold the business to AIM Real Estate Corporation. As we were in a month to month contract with Condominium Consultants Canada Inc., we had the option of transferring our contract to AIM or engaging another property manager.

Your Board of Directors interviewed AIM Real Estate Corporation and KDM Management Inc. On the basis of our interviews and reference checks, the Board decided in was in the best interest of the Association to enter into a contract with KDM Management. They will be taking over property management responsibilities on May 1st.

KDM will be sending out an information letter in the next week. KDM Management is located at #103, 205 Carnegie Drive, St. Albert.

Ray Rohr
President

ALL THE STUFF YOU NEED TO KNOW...

Is on the Association website – check it out!

www.erinridgeaalhoa.com

- ❖ The minutes of the Board of Directors meetings are posted on our web site. Click Association Meeting Minutes on the sidebar.
- ❖ Previous newsletters and Board messages are also stored on the web site.



QUESTIONS & ANSWERS ABOUT THE CHANGE TO KDM ...

Q: Will I have to provide a new void cheque for the Homeowner Fees to be taken out of my bank account?

A: *Hopefully not, but it will depend on how current the information is that KDM Management obtains from CCCI. It may be that KDM decides to update all pre-authorized withdrawals and in that case everyone will be notified.*

Q: I pay by post-dated cheque, do I have to provide new ones?

A: *All post-dated cheques are made payable to the Association so they can be deposited by KDM. However, as the Association year end is May 31, anyone who provided post-dated cheques to the end of the fiscal year will have to provide KDM Management with cheques for the new fiscal year.*

Q: Who do I make cheques payable to?

A: *All cheques should be made payable to Erin Ridge Active Adult Living Homeowners' Association.*

Q: Are the per unit fees charged by the management company increasing?

A: *No. We have negotiated a two year contract with KDM Management at the same per unit charge as we were paying CCCI.*



Q & A continued on next page

Q: Are the monthly Homeowner Fees going up?

A: *No there will be no change in Homeowner Fees. Our 2016-17 budget has only a minor cost increase for grass cutting and snow removal and all other items remain the same.*

Q: Can Homeowners contact KDM directly? If so, who should we speak to?

A: *Yes our property manager is **Jon Kryslar** 780-460-0444 ext. 332. Homeowners may contact him or his assistant. Jon's assistant's name and contact information will be included in an information letter that Homeowners will be receiving from KDM Management in the near future.*

Q: Will the procedure for getting approval for landscaping and other projects be the same?

A: *The approval process for modification to properties will remain the same except that it will be submitted to KDM Management, attention Jon Kryslar.*

Q: Who do we complain to if we are not happy with the job Do-All Landscaping is doing?

A: *Homeowners should report any concerns to Jon Kryslar 780-460-0444 ext. 332 or his assistant.*

NOTICE BOARD



Welcome to the Neighbourhood

Bob and Henrietta Gabourie will be moving in at 64 Enderby Crescent. Welcome!

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 list, please call Burtine Kendall at 780 458 3380 or by email at arbur@shaw.ca.

Maintenance

A two year summer-winter contract with Do-All Landscaping Ltd. has been signed for the period April 1, 2016 to March 31, 2018.

Lorne Howell will be coordinating with Do-All to ensure any remaining grass damaged by ice melt is repaired.

The Board approved \$850 to remove black rot from affected trees. Also, a dead tree at 38 Edward Way will be removed.

NEWSLETTER COMMITTEE



Myrna Howell
Jan Alexander
Peggy Corner

The Committee thanks Elaine Tully, who was Board Liaison, for her assistance in preparing the newsletter since the fall of 2014. Elaine has sold her home and will be moving in May. We wish Elaine happiness in her new home.

BOARD OF DIRECTORS

President – Ray Rohr
Vice-President – Lorne Howell
Treasurer – Lyn Murk
Secretary – Jim Terry
Director – Elaine Tully
Director – Ron Ponich
Director – Loretta St. Arnaud

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