

ERIN RIDGE HOMEOWNERS' ASSOCIATION

NEWSLETTER - NOVEMBER 2011

ANNUAL GENERAL MEETING

The 2011 AGM was held on Wednesday, October 5, 2011. Thirty-seven homeowners attended in person and an additional 18 sent their proxy.

The three vacant positions on the Board were filled by acclamation – Bryan Liden, Larry Rodewolt, and Ray Corner.

At the Board's invitation, an RCMP representative provided attendees with hints on safety, vandalism and identity theft.

The Board welcomes suggestions for a presentation at the next AGM.

MUDJACKING

A homeowner has approached the Board, noting that many driveways need to mud-jacked. He was wondering if the Board would send out a note asking 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 get quotes from several firms. If a number of homeowners are interested, then perhaps the firms would be willing to give 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 wouldn't be done until spring.

NOTICE BOARD



2012 Annual General Meeting

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

Welcome to the Neighbourhood!

Lorne and Myrna Howell

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

Maintenance of the beds by the entrance signs

A big thanks to Bill Opitz and Lyn Murk for cleaning out the flowers that we enjoyed all summer.

Winter Maintenance Contract

The Board is still working on the winter contract, the details of which will be communicated to you as soon as they are available.

SEASONAL INFORMATION

Sand Boxes – Sand boxes will be ordered for Owners' use during the winter months.

Please feel free to use the sand on slippery sections of your driveway and sidewalk. Sand boxes will be located by the Canada Post mail boxes.

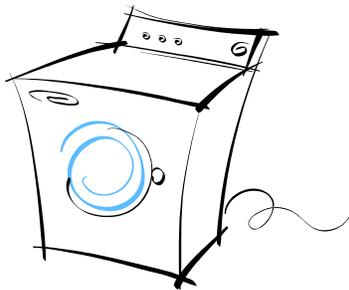
Snow on the Roof – The Homeowner's Association is not responsible for removing snow from the roof areas. This is a homeowner's responsibility.

Snow Overhanging on Roof – With a lot of snow and wind, many roofs will have snow overhangs. Please ensure that this snow is removed as it is a safety hazard. This is the homeowner's responsibility.

Did You Know?

Do you know that it is recommended that you have the vent from your clothes dryer cleaned yearly?

A recent cleanout in one of the roof-vented units in our Association found the vent pipe totally blocked with solid packed lint. It was recommended to these people that a clean-out should be done every year, at least. The reason being that many house fires are caused by plugged, over-heated dryer vents.



4 MORE THINGS YOUR BURGLAR WON'T TELL YOU

1. If it snows while you are out of town, get a neighbour to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.
2. I always knock first. If you answer, I'll ask for directions or offer to clean your gutters. (Don't take me up on it.)
3. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you are out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. Find it at www.faketv.com.
4. The two things I hate most are loud dogs and nosy neighbours.

CONTACT INFORMATION

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

EMERGENCY CONTACT INFO

If you will be travelling this winter, remember to advise your security company who your emergency contact will be while you are away.

Management Company

All enquiries should be directed to our management company:

Condominium Consultants Canada Inc.

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

Office hours 8:30 am to 4:30 pm
(except 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
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