

# ERIN RIDGE HOMEOWNERS' ASSOCIATION

## NEWSLETTER - NOVEMBER 2013

### PRESIDENT'S REPORT

Our recent Annual General Meetings saw the retirement from the Board of Directors of two people who were members of the original Board when the Home Owners Association was transferred from the Developer to the home owners in 2002. For more than 11 years **Ray Corner** and **Brian Liden** have served on the Board with only short breaks. During that period they both were steadfast in their efforts to shape our Association and keep it on a steady course. As I assume the office of President and we the members of the new Board consider the challenges of adapting the precedents that they helped establish in a manner that will allow our community to adapt and thrive in the future, I think it is appropriate that we stop for a moment and thank them for their efforts and their many years' service and wish them well in the future. Thank you **Ray** and **Brian** for a job well done.

**Your newly elected Board is listed on page 2.**

### NOTICE BOARD



#### Welcome to the Neighbourhood

John and Sunni Dixon have moved in at 38 Edward Way. 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 lists please call Burtine Kendall, 780 458 3380 – [arbur@shaw.ca](mailto:arbur@shaw.ca).

### 2013 ANNUAL GENERAL MEETING

The Erin Ridge Active Adult Living Homeowners' Association Annual General Meeting was held on Wednesday, October 2, 2013. A total of XX homeowners attended and an additional xx sent their proxy vote.

**SHINGLE INFORMATION** - Report prepared by Daryl D'Amico October 7, 2013

#### Background

All homes in the Erin Ridge Adult Living Homeowners' Association were built by Christenson Developments Ltd. and the shingles were installed by Jensen Roofing Ltd. The shingles are IKO Grey Slate Renaissance 25 Year. The shingle is an "organic shingle" and they are breaking down prematurely. An organic shingle is made from felt saturated with asphalt. The life of the shingle is expected to be about one half life or about 13 years. IKO has a Warranty Program for these shingles and because of the poorly manufactured shingle there is also a Class Action Lawsuit against IKO. Homeowners' can either apply for the IKO Warranty Program and/or add their name to the Class Action Lawsuit for Canada. There is no cost to you to add your name to the Class Action Lawsuit and there are no guarantees for any settlement at this time. Even if you have recently replaced your shingles you may still apply for either of the two programs.

#### Information for the Class Action Law Suit

To find out more information about the IKO Organic Shingle Class Action Lawsuit contact:  
Web: [www.siskinds.com](http://www.siskinds.com) or [www.classaction.ca](http://www.classaction.ca) or  
phone 1-800-461-6166 ext 2446 Audry Adams.

Siskinds LLP

Vincenza Mastroianni

Law Clerk

680 Waterloo Street

London, ON N6A 3V8

Tel: (519) 672-2251 ext. 2446

Fax (519) 672-6065

Mail: [vincenza.mastroianni@siskinds.com](mailto:vincenza.mastroianni@siskinds.com)

## **Information for the IKO Warranty Program**

To find out more information about the IKO Warranty Program contact a Warranty Claims Representative at:

IKO Industries Ltd.  
Warranty Team  
80 Stafford Drive  
Brampton, Ontario L6W 1L4  
Tel: 1-800-361-5836 or 1-800-521-8484  
Fax (905) 457-3196  
Mail: [Canada.claims@iko.com](mailto:Canada.claims@iko.com)

The process for IKO warranty is:

- Need to send proof of purchase such as a sales agreement from Christensen Development. IKO will give you a Claim Number and information about their warranty claim. The proof of purchase is important for two reasons. First, it will establish that the shingles on the roof are an IKO product. Second, it will help to establish that you have warranty coverage depending on the number of months that the shingles have been on your house. Warranty may only apply to the original purchaser.
- Need 2 shingles from the roof as well as pictures and fill out a form. Contact your roofer who can help you do this. They sometimes charge for this service and IKO may reimburse you. Send the shingles and pictures and warranty claim to IKO.
- IKO will test shingles and decide if the claim is denied or if they will offer a prorated reimbursement percentage for the shingle replacement. IKO will respond to your claim in 60 days.

## **DISCOUNTS AVAILABLE**

There are some benefits of being a senior!

## **HOMEOWNER QUESTIONS**



**Q:** The spring-loaded mechanism on the door out to my garage is broken. Does anyone know where I can buy a new mechanism?

**A:** Yes! A homeowner recently had the same problem and on searching the internet found a company called Gibcloser [www.gibcloser.com](http://www.gibcloser.com). 1-800-255-3505.

## **Management Company**

**Tera Krankowski** is the new contact person at Condominium Consultants.

### **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](mailto:contact@condominiumconsultants.ab.ca)

### **Board of Directors**

**Lorne Howell – President**  
**Larry Rodewalt – Vice President**  
**Irene Clark – Secretary**  
**Jan Alexander – Treasurer**  
**Daryl D'Amico - Director**  
**Ray Rohr – Director**  
**Lyn Murk – Director**

### **Newsletter Committee**

Burtine Kendall  
Liz Atkey-D'Amico  
Peggy Corner  
Board Liaison Jan Alexander