

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER - NOVEMBER 2019



MESSAGE FROM THE BOARD



Annual General Meeting

The AGM was held on October 9. Of the 63 units, 41 were represented – 29 in attendance and 12 by proxy. The terms of Ray Rohr, Jim Terry and Peggy Corner expired this year. Ray has served his maximum three terms. Jim Terry and Peggy Corner were re-elected and Lynne Perry and Larry Bodnarchuk were elected as new Board members. A list of current Board members and their positions can be found at the end of this newsletter.

President's Report

Since our last Annual General Meeting, we have welcomed four new Homeowners: Joan and Wally Nicklin at 58 Enderby Crescent, Deborah Jewell at 50 Edward Way, Gary and Brenda Short at 13 Enderby Crescent, and Brian and Janet Alexander at 20 Enderby Crescent.

We also welcomed a new contact at KDM Management Inc. - Tamara Davis. Tamara is familiar with our Association, as she worked for our previous property manager.

Do-All Landscape Ltd., whose current contract runs until May 2020, continues to do a good job of maintaining our landscaping and clearing the snow. Branches Tree Care does an inspection of our trees twice a year and also completes work as requested by Homeowners in the spring and fall. That contract also runs until May 2020.

Over the past year, an ongoing issue for the Board has been damage to the grass caused by the ice melt product. We have contracted a landscaping company called Seasonal Impact to top-dress and seed next spring, as early as weather permits. Their price also includes watering on an ongoing basis until the grass is established.

The May 31, 2019 Financial Statements show the Association is in a sound financial position, and in August we transferred \$5,000 from the Operating Account to the Reserve Account to bring the Reserve back up to \$30,000. This provides a cushion in the event of unexpected expenses, such as multiple applications of ice melt, that we have experienced in the past.

The Board has established three Committees – the Tree Committee, the Fence Committee, and the Newsletter Committee. Homeowners who are not Board members serve along with Board members on those Committees, and we thank them for their time and effort in assisting the Board. There are also other Homeowners who the Board acknowledges and thanks for the work they do to make this a more pleasant place to live: those who organize the Ladies Lunches and the annual Block Party, those who maintain the Little Library and those who plant flowers around the two entrance signs. Your work is much appreciated.

If you have not already visited the Association website, I encourage you to do so. It is where we store Association documents: the By-Laws, the Restrictive Covenant, New Owner Information, Board Meeting Minutes, Tree Care Information, the Tree Care Policy, and the Project Approval Guidelines. The Application for Project Approval form is also on the website. This is the form you must submit for approval to do repairs, maintenance or modifications to your property. Ray Rohr has served his maximum three terms on the Board. The terms of Jim Terry and Peggy Corner expire this year, and Paul Boutin resigned effective June 1, so it means we need to elect four Board members this evening.

I thank the Board members for their commitment and support this past year. A special thanks to Paul Boutin who served for three years and to Ray Rohr who has served for six years in a number of positions. I am happy to report that Ray has agreed to stay on as Chair of the Tree Committee.

On behalf of the Board

Peggy Corner, President

NOTICE BOARD



Welcome to the Neighbourhood!

Brian and Janet Alexander – 20 Enderby Crescent

Gary and Brenda Short – 13 Enderby Crescent

Maurice and Jeanette Girard – 17 Enderby Crescent



Christmas Lunch – Save the Date

Mary Smith and Lynne Perry are organizing this year's Christmas lunch on Wednesday, December 11 at Century Casino. They will be delivering invitations to all Homeowners in November.



Ladies Lunch

The regular Ladies Lunch will be held in November and January. Should you wish to be included in the email communications for the luncheons, please contact Mary Smith at:

780-459-7251 or email marygord@telus.net
Your email address will be kept confidential.

Hole In One!!!

Linda Thiesen has one of the greatest achievements in a golfer's life. Late this summer, Linda scored a hole in one at the Ravencrest Golf Course in Edmonton. This remarkable event was witnessed by her husband Dale and two fellows they were golfing with. On the 6th hole, a 92 yard shot, Linda used her 8 iron sending her Titleist 1 ball into the air, behind 3 large rocks, the ball dropped into the hole in one shot.

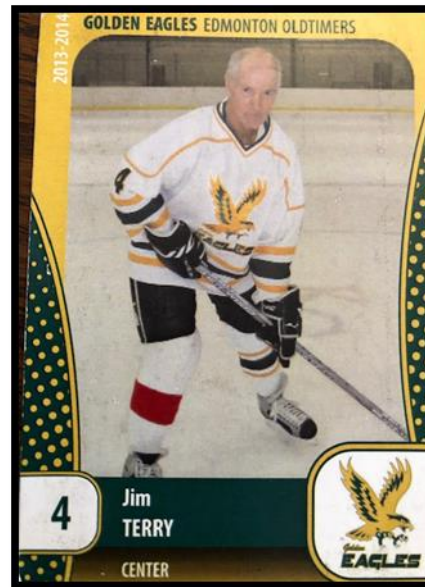
Congratulations Linda!



New Contact at KDM

Effective October 24, 2019 our new contact at KDM is **Kelsey Brandon**. Contact information for Kelsey is on the last page of this newsletter.

HOMEOWNER PROFILE



How many 80 year olds do you know who still play hockey?

Jim Terry, who served in the Air force for 9 years moved into the neighbourhood with his wife Dolores in 2002. He has been playing recreational hockey for over 75 years and is

more active than most people less than half his age. Jim plays 2-3 times a week with his team 'The Golden Eagles' at the Knights of Columbus Arena in North Edmonton. His team members have to be at least 65 years old and four members (including Jim) are in their 80's. They form 2 teams and play for approximately 2 hours each game, wearing either a green or white uniform.

Although he loves to play, Jim claims it's his wife Dolores who is the real sports fan, supporting the Edmonton Oilers and the Eskimos.

You may have seen Jim roller blading and biking around the neighbourhood too. He likes to get out every day, weather permitting, either roller blading 6-7 km or riding his road bike or mountain bike. He also enjoys skiing, both downhill and cross-country and golfing with Dolores. He especially loves to spend time fishing with his 2 sons.

Jim is presently Vice-President of our community and his enthusiasm and zest for life is most exemplary.

VISIT OUR WEBSITE.....

www.erinridgealhoa.com



On the sidebar you will find Newsletters, Association Documents, Meeting Minutes, and Community Events.

9 PM ROUTINE

St. Albert RCMP are asking everyone to join the 9 PM Routine Movement.....



It's 9 PM. Are you Locked up and secure for the night? Join the 9 PM Routine today and take an active role in crime prevention in your neighbourhood and community. The 9 PM Routine is a campaign used by police agencies across North America to remind citizens to protect themselves and their property.

<https://stalbert.ca/cosa/news/rcmp/rcmp-launch-of-the-new-9pmroutine>

What Do I Need To Do?

There are simple steps you can take to help prevent crime in your neighborhood. Every night at 9 PM:

- Remove valuables from your vehicle and ensure it's locked, windows are closed and if possible, your vehicle is parked in the garage.
- Close all garage windows and overhead doors and lock any garage doors, especially those leading into your house.
- Carry your vehicle registration and insurance documents with you. Keeping them in the vehicle can leave you susceptible to identity theft, if it's broken into.
- Check and lock all house doors and shut all windows.
- Turn on an exterior light.
- Park in the garage instead of the street or driveway.

Why is the 9 PM Routine Important?

The 9 PM Routine helps prevent crimes of opportunity. Criminals are looking for unlocked vehicles or houses where they can easily steal property. Property crimes, such as vehicle thefts, break and enters to homes and businesses, and thefts from parked vehicles are the most common crimes in St. Albert. By removing valuables from vehicles and locking cars and homes, you remove those easy opportunities for criminals to commit crimes and steal your property.

The 9 PM Routine is brought to you by the St. Albert RCMP, the City of St. Albert, St. Albert Victim Services and Neighbourhood Watch.

For more information, contact the RCMP at 458-7700

Preparing for Winter...



Our contract with Do-All has now switched to snow removal. The contract stipulates that a skiff of snow must be cleared within 12 hours of snow ceasing to fall. When there is a snow fall of more than 3 inches, clearing must begin by 2:00 pm of the following day, even if it is still snowing.

As in past years, there will be sand boxes beside both of the Canada Post mailboxes. If you use the sand, please ensure the lid of the box is closed. If the lid is left open, the sand becomes wet and freezes into a hard block, making it unusable.

Do-All requests that you remove any planters from your driveway so that they are not damaged by snow removal equipment.

When feasible, Do-All will apply ice melt prior to the occurrence of freezing rain, doing their best to minimize overspray on the grass.

If you have issues with the service provided by Do-All employees, please call our contact at KDM, Kelsey Brandon rather than approaching the employee directly.

CONTRACTOR'S CORNER



Burtine Kendall can connect you with another Homeowner who can recommend the following kinds of contractors:

- ✓ Christmas light installation
- ✓ Interior and exterior renovations including fireplaces
- ✓ Garage door repair
- ✓ Window and gutter cleaning
- ✓ Deck repair and building
- ✓ Arborist
- ✓ Appliance repair
- ✓ Grout and tile cleaning
- ✓ Stucco repair
- ✓ Patio door repair

Burtine's number is 780 458 3380, and her email is arbur@shaw.ca



Emergency Numbers

The City of St. Albert has helpful information about emergency preparedness on their website: <https://access.stalbert.ca/cosa/contact/>

They also have the emergency numbers posted:

- 911 Fire, Ambulance, Police, Hazardous Material Spills
- 780 459 1557 Public Works for Water & Sewer Emergencies (regular hours)
- 780 458 2020 Public Works for Water & Sewer Emergencies (after hours)
- 780 420 5585 Atco Gas for Gas Emergencies
- 780 310 9473 Fortis Alberta for Electrical Emergencies

You may also want to Sign-Up for Alberta Emergency Alerts <http://www.emergencyalert.alberta.ca/>

General Inquiries with the City of St. Albert:
780-459-1500

Homeowner Association Documents

If you are an original owner, you received a folder of documents from Christenson Developments Ltd. If you bought your home from a previous Homeowner, you may have received that folder or other documents with your purchase. Those documents may have included a copy of the By-Laws, the Restrictive Covenant, a Homeowner's Guide and the Gienow Windows & Doors Warranty.

Association By-Laws and Restrictive Covenant

Over the years, several amendments have been made to the By-Laws. A **consolidated version of the By-Laws** and a copy of the original **Restrictive Covenant** are posted on the Association website:

<https://www.erinridgealhoa.com/association-documents.html>

Information Documents for Homeowners

The guide provided by Christenson has been replaced by the **New Homeowner Information** and **Project Approval Guidelines** documents which are also posted on our website.

Gienow Warranty

The window and door warranty applies to original purchasers for a period of 10 years. The vinyl extrusion warranty was for a period of 20 years from the date of manufacture, so for most homes this period would be close to being over.

MANAGEMENT COMPANY

KDM Management Inc.
103, 205 Carnegie Drive
St. Albert T8N 5B2

Office hours 8:30 am to 4:30 pm Monday to Friday
Telephone: 780 460 0444
Fax: 780 460 1280
www.KDMMgmt.ca

Kelsey Brandon – Property Manager
780 460 0444 extension 357
Email: kbrandon@kdmMgmt.ca

Board of Directors

- Peggy Corner – President
- Jim Terry – Vice President
- Jody Reekie – Treasurer
- Larry Bodnarchuk – Secretary
- Irene Clark - Director
- Bob Gabourie – Director
- Lynne Perry – Director



NEWSLETTER COMMITTEE

- Myrna Howell
- Bev Miller
- Lynne Perry
- Peggy Corner- Board Liaison

The Newsletter Committee is always looking for ideas for articles. If you have suggestions about what you would like to see in the Newsletter, please contact one of the Committee Members.