

ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER – NOVEMBER 2021



MESSAGE FROM THE BOARD

Annual General Meeting

The AGM was held on October 6. Of the 63 units, 37 were represented – 22 in attendance and 15 by proxy. The terms of Larry Bodnarchuk, Lynne Perry and Peggy Corner expired this year. Larry decided not to let his name stand again. Lynne Perry and Peggy Corner were re-elected and Doug Demers was elected as a new Board member. A list of current Board members and their positions can be found at the end of this newsletter.

A copy of the draft minutes of the 2021 AGM is posted on the website.

President's Report

Since our last AGM, we have welcomed four new Homeowners - Barbara Vertypora and Kimberly Hutchison at 21 Edward Way, Philomena and Peter Lloyd at 22 Enderby Crescent, Tom White at 20 Enderby Crescent, and Crimson and Chris Star at 3 Enderby Crescent.

We also welcomed Tammy Pope as our new Property Manager at KDM and we welcomed back Angela Paris as Tammy's Administrative Assistant.

As you heard in the Financial Report, our finances continue to be in good shape, and we do not anticipate an increase in the monthly fees.

We are in the second year of our three-year contract with Do-All Landscape Ltd. for summer maintenance and winter snow removal. Effective April 1, 2022, the annual fee will increase by 2%. We are also in the second year of a two-year contract with Branches Tree Care to provide arborist services.

The Fence Committee inspected the wooden fences as well as the wrought iron fence, reporting that no major repairs will be required in the near future. The Committee fastened some loose boards and painted the top and bottom boards of the wooden fence along the walkway. The Committee also recommended that

shrub and tree branches be trimmed away from the wrought iron fence on the west side of the property. When requested, the City of St. Albert came and did the trimming, which meant that the budgeted expense was not incurred by the Association.

The Tree Committee supervised fall and spring inspections by Branches Tree Care. Work done for Homeowners by Branches included pruning and removal of trees and shrubs, identification of tree diseases and pest infestations, and providing recommendations for hardier replacement trees.

The Newsletter Committee used their creative talents to produce four interesting and informative editions last year.

The Board appreciates the time and effort given by these volunteers who serve on the three Committees that the Board has established: the Fence Committee – Florin Bergh and Daryl D'Amico, the Tree Committee - Ray Rohr and Daryl D'Amico, and the Newsletter Committee – Myrna Howell, Bev Miller, Lynne Perry and Deborah Jewell.

There are other people who also volunteer their time and energy to make our development a nicer place to live. The Board recognizes and thanks Mike Slecza and Irene Clark for maintaining the Little Library. Lynn Murk, Myrna Howell and Claudette and Clem Imgrund for maintaining the flower beds by the entrance signs and north mailbox. Burtine Kendall and Lynne Perry for organizing the Ladies Lunches.

Larry Bodnarchuk has decided not to let his name stand for re-election to the Board. Larry served as Secretary during his two-year term. We thank him for his service and he will be missed on the Board.

I thank the current Board members for their continued commitment and thoughtful input in conducting Board business.

On behalf of the Board

Peggy Corner, President

NOTICE BOARD



Welcome to the Neighbourhood!

Tom White – 20 Enderby Crescent

Crimson and Chris Star – 3 Enderby Crescent



Ladies Book Club

“What do you mean, ‘I can’t believe you’ve read the whole book already?’ What are you supposed to do once it’s open?” It seems that there are readers within our community who can relate to this and who may be interested in starting a book club. We’d meet once a month: initially to establish the club (hopefully eight to ten members) and set guidelines; subsequently to choose and discuss the books. We could meet in person in accordance with Covid protocols or via Zoom. If you are interested, please contact Deb Jewell (dscarlyle2016@gmail.com or 780 419 3211) within the next two weeks.

Ladies Lunch

Due to the Covid Pandemic, the monthly ladies luncheons are suspended indefinitely.

Christmas Lunch

Due to the uncertainty of Covid rules, a Christmas lunch will not be held this year.

Let’s hope we can get to some sort of “normal” in 2022.

I hate telling people I'm a taxidermist.
When they ask what I do everyday, I
say:
"Y'know. Stuff."

FACEBOOK GROUP LAUNCHED

Some Homeowners expressed interest in establishing a community forum. Clem and Claudette Imgrund and Lynne Perry volunteered to create a Facebook page. It is called **“Erin Ridge Active Adult Living.”**

This is a private, non-official group, only for people in our community. It is separate from our Homeowners’ Association and the Board. However, you must be a Member of our community to join. The Board will continue to use this Newsletter and emails to communicate information to Homeowners.

The purpose of the group is to provide us with an avenue to share stories, ideas, information, pictures, ask questions and get to know each other and support each other concerning what’s going on in our community.

We can post birthday/anniversary wishes, advising who is ill and wishing them well, providing photos and announcing get togethers. Anything you feel will interest and benefit our community. If you know someone who is not too proficient in Facebook, you may want to help them get started.

How Do You Join?

If you haven’t already, just join Facebook by typing Facebook.com in your search engine. That will take you to a Log In page.



After you create an account, type Erin Ridge Active Adult Living in the search box in the top left-hand corner. Ask the Administrator to admit you to the group.

The site will be monitored, and we hope to keep it upbeat and positive. We look forward to seeing you soon.

CONTRACTOR'S CORNER



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

- ✓ Christmas light rental, installation, and takedown
- ✓ Interior and exterior renovations including fireplaces
- ✓ Garage door repair
- ✓ Window and gutter cleaning
- ✓ Appliance repair
- ✓ Grout and tile cleaning
- ✓ Stucco repair
- ✓ Patio door repair

Burtine's number is 780 458 3380, and her email is burtinek@gmail.com

We are still looking for a handyperson – let Burtine know if you know of someone.

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 are 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, Tammy Pope, rather than approaching the employee directly.



Contractor Referrals

Home Depot in St. Albert offers installation services as well as a referral service called Local Pro. If you are looking for a contractor, you can connect with Local Pro by calling 780 458 4026, or through the Home Depot website:

<https://www.homedepot.ca/home-services/local-pro-sitemap>

You are connected with three contractors who phone you to answer your questions and provide a quote if you wish. You then choose one of the three to do your job.

Lowes offers Home Services and an installation service. Their website is Lowes.ca The installers are professionals, qualified, certified and experienced. Lowes does not offer a referral service. Lowes telephone number is 780 544 5830.

How to Apply for Project Approval

Homeowners wishing to undertake exterior repairs, major maintenance or alteration of property are required to submit an application and explanation of what they wish to do and forward the application to KDM Management Inc. The request will be considered for approval in accordance with the Project Approval Guidelines, which can be found on the Association website.

The Guidelines explain the four Levels of Approval:

- Level 1 items require no approval
- Level 2 items can be approved by KDM
- Level 3 items must be approved by the Board of Directors
- Level 4 items require approval by resolution at the AGM

If you are planning a project which requires Board approval, please submit the Application for Project Approval (APA) form well in advance of your project start date. The form is located on the Association website and can be printed or saved to your computer.

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

Thanks to Clem Imgrund for some great pictures....

Northern Lights



Our beautiful path



MANAGEMENT COMPANY

KDM Management Inc.
#210, 150 Carleton Drive
St. Albert T8N 6W2

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

Tammy Pope – Property Manager
780 460 0444 extension 349
Email: t pope@kdmmgmt.ca

Angela Paris – Administrative Assistant
780 460 0444 extension 343
Email: apar is@kdmmgmt.ca

Board of Directors

Peggy Corner – President
Clem Imgrund – Vice President
Jody Reekie – Treasurer
Lynne Perry – Secretary
Irene Clark - Director
Bob Gabourie – Director
Doug Demers – Director

The Association website address is:
<https://www.erinridgeaalhoa.com>

NEWSLETTER COMMITTEE



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