

# ERIN RIDGE HOMEOWNERS' ASSOCIATION

## NEWSLETTER - NOVEMBER 2010

Welcome to the fall issue of the Erin Ridge Homeowners' Association Newsletter. With the approval of the Board of Directors, a Newsletter Committee has been set up to bring information to you on a regular basis. The committee members are: Sharon Hamilton, Liz Atkey-D'Amico and Peggy Corner. If you have something you would like to see in this newsletter, the committee contact information is on the last page.

### ANNUAL GENERAL MEETING

The 2010 Annual General Meeting was held at the St. Albert Inn on October 6. Four new Board members were acclaimed:

- Daryl D'Amico
- Jan Alexander
- Ken Kachulak
- Irene Clark

The owners expressed their appreciation to outgoing members Ray Rouault, Art Kendall, Gordon Mittlestadt, and Jim Terry.

Owners voted to increase the monthly fee to \$120. This increase is necessary to start building the reserve to cover the future cost of replacing the fence along the north side of the development. An official notice will be provided by Condominium Consultants Canada Inc.

### SEASONAL INFORMATION

**Snow Clearing Contract** – The snow removal contract stipulates that upon an accumulation of half an inch or greater, removal will commence within 12 hours of the snow ceasing to fall.



The contractor is responsible for clearing snow from the sidewalks and driveways and front porches only.

**Sand Boxes** – Sand boxes have been ordered for your use during the winter months. Please feel free to use the sand on slippery sections of your driveway or sidewalk. Sand boxes are located next to the Canada Post mail boxes.

**Snow on Roof** – The Homeowners' Association is not responsible for removing snow from roofs.

### WHAT IS A HOMEOWNERS' ASSOCIATION?

A homeowners' association is created by an agreement, subject to whatever the agreement says, incorporated under the auspices of the Societies Act (Alberta). Our association was created by the developer prior to the sale of any property. The association, (inclusive of the Board of Directors, who the Owners elect to manage the association) can only do what the incorporating document allows.

The burden of the Restrictive Covenant and the By-Laws and the benefits run with each property and stay on the title for 80 years. For example, the incorporating document allows the Board of Directors to contract to maintain your fences and your yards and your burden is that you must leave the property as it was built. The Board of Directors does not have the discretion to approve certain things like keeping livestock or poultry or planting trees throughout the development on other persons' private property. We each own our home, and property, and are responsible for its maintenance. As a group, we chose to contract landscape maintenance.

No addition or alteration to the exterior of any building shall be made without approval in writing from the Board of Directors. Even the most minor landscape change must first be referred to the Board of Directors.

Remember, the Board of Directors are the agent of the society; everyone is a member and is bound by the Constitution By-Laws. The By-Laws have a clause that incorporates the Restrictive Covenant into the By-Laws. The monthly maintenance fee is specifically due on the first day of the month. After the first day, an Owner shall pay interest on the amount owing at 15% per annum.

The Board of Directors acts as the Association – it is the Association. Section 4.2 of the By-Laws state the powers of the Association shall be enacted by the Board of Directors. Moreover, one Board Member cannot speak or make a decision on behalf of the Board of Directors; rather a quorum of the Board is required to make a decision.

### Notice Board

The ladies' lunch is held on the first Tuesday of every month at the Boston Pizza at 200 St. Albert Road.

## Management Company

All enquiries should be directed to our management company:

Condominium Consultants Canada Inc.  
#200 12 Perron 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)



## Homeowner Questions

**Q:** Can I rent out my home?

**A:** Yes you may; however there are a number of things you should be aware of:

- No one under the age of 18 can reside in this development.
- You are responsible for paying the monthly maintenance fee.
- Your renters must abide by the By-Laws of the Homeowners' Association.
- You must let Condominium Consultants Canada Inc. know how to contact you or your rental agent.
- Responsibility remains with you, the owner.

If you have any other questions about renting your home, please contact Bill Kerr at Condominium Consultants Canada Inc.

## Board of Directors

**Ray Corner – President**  
**Ken Kachulak – Vice President**  
**Jan Alexander – Secretary**  
**Bryan Liden – Treasurer**  
**Larry Rodewolt - Director**  
**Irene Clark – Director**  
**Daryl D'Amico – Director**

### Newsletter Committee

Sharon Hamilton  
Liz Atkey-D'Amico  
Peggy Corner