

# ERIN RIDGE HOMEOWNERS' ASSOCIATION

## NEWSLETTER - OCTOBER 2012

### ANNUAL GENERAL MEETING

The 2012 AGM was held on Wednesday, October 10, 2012. Twenty-five homeowners attended in person and an additional 15 sent their proxy.

There will be no change to the \$120 monthly fee. The Board expressed their appreciation to Lawrence Montgomery for volunteering to audit the financial statements each year.

The four vacant positions on the Board were filled by acclamation – Jan Alexander, Irene Clark, Daryl D'Amico and Lorne Howell.

The President thanked retiring member, Ken Kachulak for serving on the Board. He also thanked the Secretary, Jan Alexander, for the excellent job she does writing the minutes of the Board meetings.

### SEASONAL INFORMATION



Now that fall is here and winter is fast approaching, here are several hints to help you avoid problems or damage when the temperature drops.

- Ensure your hoses are disconnected after deep watering of the trees on your property and on the boulevard.
- Blow out your sprinkler system.
- If recommended by the manufacturer, cover the air conditioner condenser.
- Consider having your eaves troughs cleaned to ensure you have no blockages when melting occurs.
- Ensure no articles are piled near the furnace or hot water tank.
- Ensure your humidifier and furnace filter are clean and functional.
- The Homeowners' Association is not responsible for removing snow from your roof.
- Please be aware that any snow scraped off the roof will not be cleared away by the maintenance crew.

### NOTICE BOARD



#### 2013 Annual General Meeting

Mark your calendar – the next AGM will be held on Wednesday, October 2, 2013.

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

#### Sand Boxes

Sand boxes will be ordered for owners' use during the winter months.

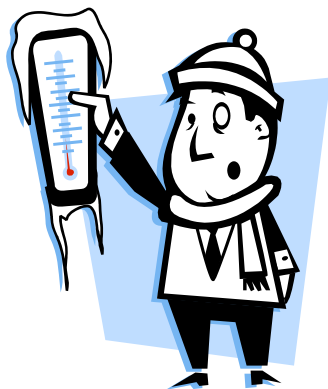
Please feel free to use the sand on slippery sections of your driveway and sidewalk. Sand boxes will be located by the Canada Post mail boxes.



## THE WINTER MAINTENANCE CONTRACT

The winter maintenance contract has been awarded to Du-All for a two year period. We hope the snow doesn't arrive for a while; however when it does, the contract stipulates that snow removal is to be initiated upon a "skiff" of snow or greater and within twelve hours of snow ceasing to fall. Snow will not be removed if the temperature is warm enough to be melting the snowfall. Removal must always occur between 8:00 AM and 9:00 PM. The exception is that snow removal is to begin no later than 2:00 PM of the day following snowfalls of three or more inches, even if it is still snowing.

During continuous snowfalls of 24 hours or more, the Contractor will remove the bulk of snow on the contracted areas every 48 hours until snow ceases for a 24 hour period. After the snow has stopped for the 24 hour period, the Contractor will remove the snow down to the original surface.



The contractor is not responsible for ice that forms as a result of the following conditions:

- Freeze/thaw cycles
- Wet snow that falls and turns into ice as the temperature drops below freezing
- Freezing rain
- Dryer vents, that lead on to sidewalks or any other area, that cause snow to melt then freeze
- City or other contractors pushing windrows from city streets on to contracted

sidewalks, thereby reducing the width of the contracted surface

- Snow debris that falls on to contracted areas as a result of windrows
- A vehicle left running and overhanging the contracted surfaces, causing snow to melt then freeze after the vehicle leaves or is shut off
- Ice that forms when snow melts off previously removed piles and flows back, freezing on the contracted surfaces
- Ice that forms due to any water main break, or any kind of water pipe breaking
- Ice formed when eaves troughs or downspouts leak on to the contracted areas

## WE ARE NOT A CONDO

It has come to the Board's attention that some Owners do not understand that we are a **Homeowners' Association**, not a Condominium Association. (The following information was prepared by a lawyer.)

### *What's the difference?*

Condominiums are created and governed under the auspices of the Condominium Property Act, with common property issues, maintenance issues and condominium fees based on an individual owner's percentage of the entire development.

A Homeowners' Association is created by an agreement, subject to whatever the agreement says, incorporated under the auspices of the Societies Act (Alberta). We pay monthly dues to our Association, most of which goes to pay for grounds keeping and snow removal.

Our Association was created by the developer prior to the sale of any property. This Association, (inclusive of the Board of Directors, who the Owners elect to manage the Association) can only do what the incorporating document allows.

Other than the perimeter fence and two signs, there is no "common property" in our

Homeowners' Association. Each lot is separate and distinct. The Homeowners' Association is not responsible for any building maintenance, repair and/or replacement of anything other than the perimeter fence and the two signs.

Also, this is an **architecturally controlled subdivision** - "controlled" by us, the members of the Homeowners' Association.

The concept for our neighborhood was developed by Christenson Developments Ltd. and the objective was to develop a neighbourhood based on some fundamental principles:

- Residents would have fee simple title to their homes and lots.
- All residences would be constructed and finished (on the exterior) so that the neighborhood had a consistent appearance. The term used to describe this is "architectural continuity".
- To maintain architectural continuity, no additions or alterations to the exterior of the homes would be allowed without the prior approval of the Homeowners' Association. To ensure that this restriction would be binding on all present and future homeowners, a Restrictive Covenant was registered against title to all lots in the subdivision.
- It would be made clear to all prospective purchasers of new units in the subdivision that they would be subject to these restrictions, and that they should not even consider purchasing a home here if they did not agree with those restrictions.

## **LEAVING YOUR HOME SECURE**

- Remember to advise your security company who your emergency contact will be when you are away.
- Leave a key and your itinerary with someone you trust.

- Have someone check your house regularly and advise them on how to contact you.
- Discontinue newspaper and flyer deliveries.
- Lock and check all windows, doors and disconnect the garage door opener.
- Leave lights on that are operated by timers.

## **Management Company**

### **A reminder from the Board –**

Individual Board members do not have the authority to make decisions or take action. If you have a concern or complaint, please call or email Bill Kerr at 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](mailto:contact@condominiumconsultants.ab.ca)

### **Board of Directors**

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

### **Newsletter Committee**

We are still looking for another member for the Newsletter Committee. If you are interested, please let one of us know!

Liz Atkey-D'Amico  
Peggy Corner