

# ERIN RIDGE HOMEOWNERS' ASSOCIATION NEWSLETTER - OCTOBER 2018



## MESSAGE FROM THE BOARD



### Annual General Meeting

The AGM was held on October 10. Of the 63 units, 39 were represented – 27 in attendance and 12 by proxy. The terms of Lorne Howell, Ron Ponich, Paul Boutin and Bob Gabourie expired this year. Lorne has served his maximum three terms and Ron has elected not to stand for re-election. Paul Boutin and Bob Gabourie were re-elected and Jody Reekie and Irene Clark 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

The past year has been stable from a management perspective. Kelly Cruthers has continued to be our property manager. Property ownership in the community was also stable this past year. It was the first year in some time that no properties changed owners. We did however lose two residents. We all mourn the passing of Glenna Majeau and Jan Alexander. They both are sadly missed.

Do-All Landscaping, whose current contract runs until May 2020, has continued to do a good job of maintaining our landscaping and clearing the snow. The increase in frequency of freezing rain in the winter plagued us again the past winter. There were two negative results. First, the additional cost of the ice melt applications put our budget in the red and resulted in us having to increase the monthly fees by \$10.00. Secondly, the ice melt killed a lot of grass adjacent to sidewalks and driveways. The Board explored options to replace the grass. During that time, a couple of Homeowners re-sodded the damaged patches on their lawns and others tried scarifying and seeding the affected areas. The Board finally decided to research different ice melt products to reduce lawn damage, and assess options for lawn repair next spring.

In early 2018 the Alberta Government published amendments to the Alberta Human Rights Act and the Condominium Property Act and associated regulations, to address the potential impact of the January 6, 2017 Court of Queen's Bench decision which resulted in "age" being added as a prohibited ground of discrimination in Sections 4 and 5 of the Alberta Human Rights Act. The Board has had a discussion with a lawyer who specializes in condominium and property law who advised that the amendments protect the

current age restriction of less than 18 years of age in our Restrictive Covenant for 15 years. So, over the next 15 years, we will have to decide if we want to restrict our community to persons age 55 and older, or have no age restrictions at all.

I thank the Board members for their commitment and support this past year. A special thanks to Lorne who served for six years and Ron who served for four years. Also, I must thank the committee that produces the newsletter, the Homeowners who maintained the gate sign gardens at the entrances to our community and the committee that maintains the Little Free Library. Your contributions to the wellbeing and esthetics of the community are very much appreciated.

On behalf of the Board  
**Ray Rohr, President**

## NOTICE BOARD



### Ladies Lunch – New Contact Information

We thank **Burtine Kendall** for her many years of commitment and hard work organizing the monthly ladies luncheons, selecting venues and sending out emails, as well as arranging the Christmas luncheon which includes spouses. This has been a very successful venture and she has done an excellent job. However, Burtine has decided to step down and pass this on to someone else.

**Mary Smith** has kindly volunteered to take on the task and will continue to send out emails advising of the dates and locations. Should you wish to be included in the email communications for the luncheons and any other future social activities, please contact Mary at: 780-459-7251 or email [marygord@telus.net](mailto:marygord@telus.net). Your email address will be kept confidential.

### Christmas Lunch – Spouses Welcome

This year's Christmas Lunch will be held on Wednesday, December 12 at the Century Casino, 24 Boudreau Road. The cost will be \$31 per person. Call or email Mary Smith to reserve your spot.





### City of St. Albert Implementing Changes to the Recycle Program

The recycling program in St. Albert is changing as of November 1, 2018. Common items such as glass bottles and jars, single serve 'to-go' coffee cups and clamshells will no longer be accepted in the Blue Recycling Bag. The City has created a new sorting list called "What Goes Where?". It is available at: <https://stalbert.ca/home/utilities/waste/>



### Contractor's Corner

The list of recommended service providers keeps growing. If you need some work done, Burtine Kendall (780 458 3380) will connect you with another Homeowner who can recommend the following service providers:



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

### Arborist Services

Dianne Hutton of Branches Tree Care will be here on Thursday, October 11, 2018 - October 25 to do any of the work she identified on her visit earlier in October. If Dianne identifies an issue with your trees, and you want her to fix it, contact KDM.



### Fall Back

The Fire Department recommends that you check the batteries in your smoke detector when you turn your clocks back on November 4.



### CHECK OUT OUR WEBSITE



[www.erinridgeaalhoa.com](http://www.erinridgeaalhoa.com)

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



### Board of Directors

- Peggy Corner – President
- Paul Boutin – Vice President
- Jody Reekie – Treasurer
- Ray Rohr – Secretary
- Irene Clark - Director
- Bob Gabourie – Director
- Jim Terry – Director

### 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](http://www.KDMMgmt.ca)

Kelly Cruthers – Property Manager

780 460 0444 extension 308

Email: [KCruthers@kdmMgmt.ca](mailto:KCruthers@kdmMgmt.ca)



### NEWSLETTER COMMITTEE

We welcome two new members to the Newsletter Committee - **Lynne Perry** and **Bev Miller**.

We acknowledge the contribution and enthusiasm of Jan Alexander over the years both as Board Liaison and as a Newsletter Committee member.

Myrna Howell

Bev Miller

Lynne Perry

Peggy Corner – Board Liaison