

THE VILLAS OF ROCKY RIDGE RANCH

Condominium Corporation No. 9811303

207 Rocky Ridge Villas NW

Calgary, AB T3G 4R2

Website: rockyridgevillas.ca



V i l l a V i e w s

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Attic Insulation

A number of owners have increased the insulation in their attic. Their contractors have reported that the original insulation, once rated at R34, now varies from about R22 to R29. The Board has consulted the Residential Roofing Consultants who advised that "blown-in" insulation does, indeed, settle over time, reducing our insulation value. The Board is agreeable to obtaining quotes for increasing the insulation value for an interested group of Unit owners wishing to participate. The cost of such an upgrade will be the owners' responsibility. Please let us know if you wish to participate. We anticipate the cost per unit will be around \$2000 to \$3000 depending on the insulation rating you are looking to achieve (R40, R50, or R60 total). There is a Government of Alberta rebate available for anyone who raises the insulation efficiency to at least R50. This would cover the cost of nearly one sixth of the price paid.

Fire Safety Features from the Block Watch

1. There should be working smoke detectors on each level of your home. They should be tested monthly.
2. Have you made a fire emergency escape route plan? You should have 2 ways to exit your home quickly in the event of a fire. Check that all doors and windows in the escape route can be easily opened and are clear of obstructions.
3. Have a phone near your bed in case you need help.
4. If you smoke, use large, deep ashtrays, and never smoke when drowsy or in bed.
5. Be sure ashes are out before placing them in garbage containers.
6. Check gas equipment yearly.
7. Do not store combustibles near the furnace or heaters
8. Excessive storage can be a fuel for a fire.
9. Have adequate fire extinguishers and check them yearly. It is suggested that you have a fire extinguisher on each level of your home and one in the garage. The Calgary Fire

Department or fire extinguisher suppliers can recommend the best size and type(s) for home use.

10. Replace cracked or worn electrical cords.
11. Do not overload electrical outlets.
12. Don't run wires under rugs.
13. Ensure that curtains or towels are not hanging over stoves or lamps.
14. Allow air space around televisions, stereos, and other AV equipment to prevent overheating.
15. Locate portable heaters away from combustibles, doorways, and high traffic areas.
16. Unplug portable heaters when not in use.
17. If you must leave the kitchen while cooking, take a spoon, pot-holder, or other kitchen utensil with you as a reminder to turn off the stove.
18. Always have a potholder or oven mitt and a pot lid handy while cooking on top of the stove.
19. If fire breaks out in a pan, put a lid on the pan and turn off the heat.
20. Heat cooking oils gradually. Use extra caution when deep-frying.
21. Never cook while wearing loose clothing. You could become a human torch if fire breaks out.
22. Keep oven and stove clean to prevent cooking fires.
23. Use appliances with an automatic shut-off.
24. When using barbecues, place them as far from the siding as possible.
25. Turn off propane tanks or gas lines to barbecues when not in use.
26. Do not barbecue near combustibles inside your garage.
27. Store gasoline in a safety can and store rags in metal containers with lids

Block Watch Program

The Villas continues to be a Block Watch Community which basically means we keep a watchful eye out for anything in our complex which might give cause for alarm – garage doors open, newspapers and flyers accumulating on doorsteps, people who don't appear to belong in the neighbour prowling around etc. Also, if you are going to be away for more than a few days, please provide **Ed Shaback**, with a contact name and phone number of a person who has access to your unit in the event of an emergency. This requirement is a benefit to our Corporations insurance policy with BFL Canada.