



THE VILLAS OF ROCKY RIDGE RANCH

Condominium Corporation No. 9811303

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VILLA VIEWS

April 2018

CANADA 150 PROJECT



On March 7th our Canada 150 Committee met to consider the results of our February survey and decided on that basis we should spend our remaining funds on two benches to be placed near our mailboxes. The benches selected will be produced by Maglin Site Furniture, a Canadian company that manufactures outdoor furniture in Woodstock, Ontario and has its western office in Calgary. The benches have a black, steel frame, with recycled plastic slats and arms in a cedar colour. They are very sturdy, comfortable, and maintenance free. Our plan is to securely bolt them to concrete bases. One bench will have a commemorative plaque on its backrest. The proposed wording for that plaque is as follows.



CANADA 150

Villas of Rocky Ridge Ranch Owners
donated these benches and the
flagpole to celebrate Canada 150.

June, 2018

These benches have been ordered and delivery is expected the last week of May or the first week of June. Prior to that we will need to select and prepare a site by positioning and levelling the concrete into the grass. Our goal is to have everything prepared for their installation when they arrive. We will be seeking advice and assistance from Villa

Residents to complete our project. Please watch for announcements on the bulletin board at the mailboxes.

HOME MAINTENANCE TIPS

.... For Springtime

1. Vacuum the coils at the back of refrigerators and freezers. This also applies to smooth-back units where the coils are located on the front at floor level behind a grille. This important cleaning of the condenser coils for your refrigerator should be done every 3 to 6 months (more often if you have pets).

2. If you have Central Air Conditioning replace your furnace filter before the cooling system is needed. Also clean any debris away from the condenser unit that sits outside your unit. Leaves will interfere with its efficient operation.
3. Self-clean the oven – preferably on a warm day when windows and doors can be opened....(please read the additional information below on self-cleaning ovens).
4. Clean grease and dust from your kitchen exhaust hood and fan. Clean or replace the filter, if there is one.
5. Apply automotive rain repellent windshield sealant like Rain-X to the inside of glass shower doors to reduce soap scum accumulation.
6. Always run the bathroom fan for at least 20 minutes after a bath or shower to reduce humidity. This is more important in warmer weather than in dryness of our winter.
7. If you still have a garburator, clean garbage disposal blades by periodically grinding up some small ice cubes.
8. At the end of heating season shut down the water supply to the humidifier and clean the tray out with vinegar or CLR. Buy and install a new evaporator pad so you'll be ready for the next heating season.
9. By May 18th turn on the water supply to the outside – both for the garden hose and the irrigation supply. Before turning on the inside tap, make sure all exterior faucets have been securely turned off. Leave the irrigation water supply on until mid-September when the irrigation season ends.
10. Remember to shut off your unit's water intake valve if you go away for more than a day. And, before you go, inform Ed Shaback of your planned absence. Ed will want to know who has a key to your unit.

Why You Should (almost) Never Use Your Oven's Self-Cleaning Function

By [Faith Durand](#) Aug 16, 2012

I have been doing a lot of research on appliances, and as I researched ovens, one complaint seemed to arise over and over: "I used the self-cleaning mode and poof! The fuse burnt out!" When ovens went bad, the evidence seemed to say, it was after the self-cleaning cycle. Why is this? I asked Adam Dahl at [The Appliance Loft](#), an appliance shop in Cincinnati. He explained that yes, many oven repair calls are due to self-cleaning problems. Why? Two things. First, newer ovens nearly always have **hidden heating elements** underneath the oven floor and above the oven ceiling. This is a great improvement over older ovens with exposed heating elements. If you drip cake batter, nothing will smoke or scorch. It's easier to clean. But this also means that it's more difficult to vent the heat from those elements and keep air circulating. Self-cleaning, often with temperatures that go over 1000°, is a particular problem. The elements and the oven just get so hot — much, much hotter than the 350° to 500° range of normal baking — that sometimes fuses pop and control panels burn out. Manufacturers, Adam implied, know this and they understand that self-cleaning cycles are a problem. But, he said, **customers demand self-cleaning options**. They're so highly desired that it's very difficult to sell an oven without one. And yet it's pushing an oven to do something that is fairly extreme and difficult to engineer, and so there are genuine risks of damaging the oven.

And then, if the oven *does* have a problem, those hidden heating elements can make it much more expensive and difficult to fix. The entire oven has to be pulled out from the wall and fixed from behind, which makes it a more expensive service call, involving more time and trouble. The answer? Well, the easy one is: **Just don't use your self-cleaning cycle.** If your heating elements are hidden anyway, that makes cleaning with soap and water that much easier. But wait you say. I *love* my self-cleaning option. It hasn't ever broken anything! Well, great! It's just good to understand that you do run at least a small risk when using the cycle. If you really

want to use it, some repairmen and manufacturers recommend running it for a small amount of time — an hour, perhaps — instead of a full four hours.

What's been your experience with self-cleaning ovens? Do you have one? Does the self-cleaning work? Or do you just avoid it in favor of hand-cleaning?

Updated: Adam left a comment below to expand on his point, and I'm pulling it up here, so everyone sees it:

Hey there - this is Adam (same guy from the above-mentioned article). The calrod element in electric ovens can "burn-out" during use but with a greater probability as the oven gets older and repeated uses of the self-cleaning feature. This calrod element is easy to replace if exposed, but much more difficult if hidden. And as some have posted, the electronic control panel can be at greater risk of failure when subjected to the high temps in the self-cleaning cycle. If you have a self-cleaning oven, you can use Easy-Off for self-cleaning ovens which will be less harsh on the porcelain finish. You can also use the Ammonia method: First, turn the oven on, let it warm to 150°F (65°C), and then turn it off. Place a small bowl containing 1/2 cup ammonia on the top shelf and a large pan of boiling water on the bottom shelf. Close the oven door, and let it sit overnight. The next morning, remove the dish and pan, and let the oven air out awhile. Then wipe it clean using the ammonia and a few drops of dishwashing liquid diluted in a quart of warm water -- even old burned-on grease should wipe right off. Warning: Do not use this cleaning method with a gas oven unless the pilot lights are out, and the main gas lines are shut off.



Outside Water Taps

We are asking all Owners to turn your outside water on by Fri, May 18th. We will make a decision when to start-up the sprinkler system in May once the ground has dried up. We will send out a notice to all Owners with the start-up date. Please see the separate attachment re 'Irrigation Start-up'. Thank you for your attention to this matter.

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.