

June 2018



THE VILLAS OF ROCKY RIDGE RANCH
Condominium Corporation No. 9811303

207 Rocky Ridge Villas NW
Calgary, AB T3G 4R2

Website: rockyridgevillas.ca

ATTIC INSULATION ... Ed Shaback

For your information

When the units in the Rocky Ridge Villas development were originally constructed the building code required R34 for attic insulation. Recently, a number of owners had their attic insulation inspected and found that it was in the range of R20 - R25. Following consultation with Inspectors, a Roofing Consultant and Insulators we were told that over time attic insulation will settle and the R-value will be reduced.

Twelve owners expressed a desire to have their insulation "topped-up". Given this large number, The Board undertook to get a quote on this work considering a) the volume of work, and b) having the work done in the most efficient manner to reflect the lowest price. We contacted Hugh Thorsten, our Roofing Consultant, to recommend a Contractor. He recommended IDEAL Insulation because, in his opinion, they do quality work and are a reputable contractor. Subsequently, we scheduled to have IDEAL inspect five (5) units, 207, 216, 218, 226 and 227, and provide a quote to "top-up" to R50. The quotes were based on a project size of twelve (12) units and the work being completed in one move-in and in one week. We were assured that this is doable. Units 207, 216, 218 and 226 required top-up while the insulation in unit 227 was reported to be R52. It had been previously topped-up. The estimated cost ranged from \$1356 to \$1540. This included installing Air Chutes as required. Ideal found a deficiency in unit 218 with the connection of the bathroom fan venting.

The Board decided to get a second competitive quote from another contractor. 4Weather Insulation & Roofing were selected because of their reputation for quality workmanship. 4Weather inspected three (3) units, 207, 218 and 227 and found venting deficiencies in units 218 and 227. The R-Value in two units 207 and 218 was the same as the IDEAL estimate and in 207 they stated the existing insulation is R38; IDEAL stated it was R52. The cost estimate by 4Weather \$150 to \$275 more than IDEAL for units 207 and 218; and \$1075 more for 227. Also, they reported the vent out of the roof vent was not properly sealed in 227. Both Firms stated that the venting deficiencies need to be corrected prior to adding insulation. The cost to increase from R50 to R60 is in the range of \$210 to \$225 per unit. The cost does not reflect the available government rebate.

We are in contact with Hugh Thorsten regarding the venting deficiencies and getting the remaining twelve units inspected for the quality of the vent connections. After we get this issue resolved we will make a decision regarding the contractor to complete the insulation "top-ups".

SEWER

Pronto Ink checked main sewer line - conclusion – no problem found or seen.

Recommendation for main sewer line to be flushed out with high power system every 3 years in the Fall. Quote of \$1800 given for this Fall. Good preventative maintenance. Motion to flush this Fall was passed by Directors.

PREVENTATIVE MAINTENANCE REPAIRS AND MARIJUANA SURVEY

Please note that these were sent out on June 6th to every home owner. Should you wish to participate in these items please fill out and return to the appropriate Director. Thank you.

CANADA 150 PROJECT...Allan Rix

The mailbox site has now been prepared for the arrival of our benches which have been delayed in leaving Woodstock so they will not be arriving this week as we had hoped. Our thanks go out to Barry McLeod for transporting the heavy concrete sidewalk panels from Home Depot and dropping them off at the flagpole. The following week Allan spent some time on his knees searching with a magnet to find the now rusty nails he had pressed into the grass to indicate the selected spot where the benches should be placed. On Thursday May 31st and Friday June 1st Barry Docherty, Deet Adam, Roy Pollyck and Allan Rix removed some of the turf to place the concrete into the soil. All is now ready for the bench installation whenever they arrive.