

THE VILLAS OF ROCKY RIDGE RANCH

Condominium Corporation No. 9811303

207 Rocky Ridge Villas NW
Calgary, AB T3G 4R2
Website: rockyridgevillas.ca

Villa Views

October 2018

Annual General Meeting



The Annual General Meeting is scheduled for Nov. 22 at Rocky Ridge Ranch Centre starting at 7 PM. We encourage everyone to attend and find out what is happening in our Villas. We will need at least one new Board member. Please give it some thought about joining. The Board is preparing the mail out package that ACMS will send out in due course consisting of a) notice b) agenda c) minutes of last year's meeting) d) audited financial statement.

Looking forward to seeing all of you at the AGM

What's BEEN Happening Around The Villas Lately

Early this year, your Board identified three major maintenance projects that we wanted to complete this year.

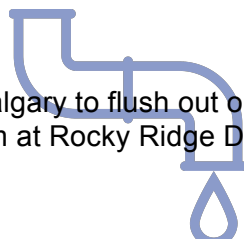
1. Repair the potholes in the asphalt roadway pavement.
2. Replace or repair portions of the perimeter wood fence posts that are "rotting" at the top.
3. Replace the joint material between the curb and driveways that has deteriorated and allows water through this joint into the subgrade. This has contributed to driveways heaving and the result is, in some driveways, a big difference in the elevation between the curb and driveway.

The asphalt repair and joint replacement, required between curb and driveways, was completed. Fence repairs between The Gardens and Rocky Ridge Villas has been completed. This involved trimming the top of posts, removing "the rotting material" and filling the void with a foam material, applying stain to the cut surfaces and installing a plastic post cap. This repair was considered to be the most cost effective solution to arrest the deterioration and extend the life of the fence. We have contacted our neighbours, The Chateaus, to solicit their commitment and involvement to repair of the fence between our developments. We have not had a response! We will contact our neighbours to the West and solicit their participation in our proposed solution to repair and extending the life of the fence.

THANK YOU SO MUCH TO ALL THE VOLUNTEERS WHO HAVE DONATED THEIR VALUABLE TIME AND KNOW-HOW TO THESE PROJECTS. A GREAT JOB!!!

Sewer Flush

We have engaged Pronto Calgary to flush out our main sewer line running down the middle of the road and connecting to the City system at Rocky Ridge Drive. This is planned for Nov. 1 (weather permitting). They will



not need access to any units, work will be done outside at the manholes. They will have big trucks working in the complex and we ask for your patience if traffic is somewhat restricted. Please not drive over their hoses if they get in the way, their technicians will re-position them as needed. Thank you for cooperation.

Pub Lunch

A total of 31 residents attended our October 15 event at the Mad Rose Pub in Royal Oak. We were there in such numbers that the serving and kitchen staff were scrambling to keep abreast of our food orders. The normally quiet Monday lunch became a very busy time. We enjoyed great conversation while we waited for our food to be prepared and served. As always, the food was excellent and appreciated.



Potluck

At The Ranch Centre

The Rocky Ridge Rockers are inviting Villas residents to join them for a Potluck event at the Ranch Centre on Tuesday, November 13th. The Rockers are the craft group that meets at the Ranch Centre every Tuesday between 1 pm and 3 pm. We have joined them for four lunches previously and they were terrific! The expectations are still the same. We offer to help with set-up just after 11:30 am. By noon, we serve the food we

have to share and clean up and put away some of the tables and chairs by shortly after 1 pm. All Villas' residents are invited. Just bring along a dish to share, a plate, a cup, a napkin and your own cutlery.

Complaints

If you have a complaint please submit your complaint in written form to a Board Member. To effectively deal with your complaint, the Board will need to know details such as who, what, where and when as well as the date it was submitted. Your Board regards complaints received by email as being equivalent to ones presented on paper. Unfortunately complaints delivered verbally or over the telephone cannot receive that same attention from your Board since the necessary details may be incomplete or can be forgotten. Please remember to 'Always put it in writing'. Thank you.

Marijuana Vote



The ballots have been counted. The results are: 48 YES votes, 2 NO votes, 2 Units had a split vote of YES/NO, 4 votes ABSTAINED. Thank you to everyone for participating in this democratic exercise. Our lawyer will now register this addition to our bylaw. ACMS will then send it out to everyone.