



## THE VILLAS OF ROCKY RIDGE RANCH

Condominium Corporation No. 9811303

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

## Villa Views

May 2019



### Around Our Villas

#### PLEASE NOTE .....

**ACMS**, our Management Company, will be setting up a document database for us (and all their other clients) *in compliance* with the 'Document Retention' *requirements* under the new Condominium Regulations coming into effect on July 1<sup>st</sup>, 2019. We will be charged \$1.50 per unit per month (\$84 collectively per month) plus GST to do it!

*Unfortunately* this will have to be incorporated into our condo fees for next year.

#### May Potluck Lunch .... reminder

Villas residents have been invited by the Rocky Ridge Rockers to attend a potluck lunch at the Ranch Centre on Tuesday, May 28th. We'll be setting up at 11:30 and all Villas residents are invited to attend. Just bring a dish to share along with your own cutlery, plate, cup, and napkin. Coffee and tea will be supplied.



If you need more information please contact Ursula.



**Meet your Neighbours on Monday, June 17<sup>th</sup> at 11:30am** at The Mad Rose Pub (15 Royal Vista Place) located on the main floor below Service Canada along 112 Avenue just north of Country Hills Blvd.

If you have any question please call. You can check out <http://www.maderose.pub> to view their menu.

#### Upcoming Wine and Cheese



We will be having an informal 'Wine and Cheese' by our Canada 150 Benches on Friday, July 5<sup>th</sup> to kick off THE CALGARY STAMPEDE, change our FLAG and to kick off SUMMER. A reminder will be sent via email toward the end of June. Please come and join us .... no need to RSVP ... just show up.

## Upcoming Yearly Summer Barbeque



Yay ... Spring has sprung, the birds are out and Summer is definitely around the corner. As of yet no one has responded to host our summer BBQ this August. The tentative date chosen is August 18<sup>th</sup> (weather permitting) with a back-up date of August 25<sup>th</sup>. Please contact Jane Rizzoli if you are interested in hosting.

## Freeze-Ups This Winter



As a result of the extremely cold and sustained temperatures over this past winter we have experienced some costs we did not foresee. In February and again in April we had to hire Pronto Inc. to thaw sewer lines that were frozen at the two ends of our condominium complex. In one instance, a sewer backup into a unit occurred and at the time we believed the cost of restoration would lie with the owner and his/her insurance policy. We were wrong. The owner is only responsible if the cause of the backup originates within his/her property. Since the freeze-up was out beneath the street, the cost of restoration becomes the Board's responsibility. Since our insurance policy has a \$10, 000 deductible for sewer backup our Board is paying the entire cost of the repairs.

## Please Be Careful with Fire

Martin Gates, our management company's representative, sent out an article from our insurance company reminding us of the danger associated with putting smoking materials into planters or pots on decks. Potting soils used in deck containers usually contain a large amount of peat moss to help absorb the water that will keep the plants hydrated but the exposed top layer of peat moss is usually quite dry and can ignite if smouldering material is introduced. To make things worse potting soil often contains added fertilizer that further promotes oxidization. Substantial losses have occurred from fires in pots. There have even been instances where potting soil has spontaneously ignited simply from dryness in the hot sun. So a flaming BBQ, placed too close, can certainly cause ignition. Always be careful with fire.

## Reg Lippitt is the New Contact for Landscaping/Irrigation Issues



Last year Green Acres advised the Board that individual owners were approaching their workers with requests. Please note that all requests need to be made through the Board. All work done by Green Acres is paid for by your condominium fees and the records of what is being done are managed by the Board. Should you have a 'special request' or a 'question' for Green Acres please talk, or send an email, to Reg Lippitt as he is the Board's contact with Green Acres. You can find Reg's contact information in this newsletter or on our local phone/email list. THANK YOU

## 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 procedure is an expectation of our insurance policy with BFL Canada.

## Upcoming Changes to the Condominium Property Regulations



In April, three of our Board members attended an ACMS (our Management Company) sponsored legal seminar regarding pending changes to the Condominium Property Act Regulations. We were

informed that as of July 1, 2019 condominium corporations must be prepared to provide minutes of all Board meetings held since the previous AGM to any owner filing a written request. Boards will also be required to send out a Save-the-Date notice to owners 60 days prior to the AGM, in addition to the standard notice a minimum of 14 days before the AGM. The 60-day notice must also include a request to owners for items they wish to have on the agenda at that meeting. Also on the 60-day notice owners will be informed that those present at the AGM will be deciding the final contents of the agenda by majority vote at the beginning of the AGM. The 14-day advance notice needs to include all those proposed agenda items. Following the AGM, minutes of that meeting along with a new list of Board members must be provided to owners within 30 days.

Traditionally, notices about the AGM were sent by ACMS and delivered by Canada Post. If we handle all these new obligations in the same way our postage, paper and printing costs will skyrocket (and, thus will reflect in our condo fees). Our Board would like you to consider using email to handle almost all these obligations – with perhaps the 14-day notice along with the proposed agenda being the only mail-out (In practical terms, we must send them 21 days ahead of time if we depend on Canada Post to ensure the owner receives them 14 days before the meeting). In order for owners to receive Board business communications through email, owners must expressly give authorization to ACMS to communicate with them in this manner. (This is not the same as receiving *Villa Views* by email. The *Villa Views* is not a legal document but AGM materials and minutes are – that is why permission is needed from owners to receive documents in this format.) Currently only a few of our owners have actually filed a completed authorization with ACMS. Our Board of Directors would like to see many more owners opting to do this. If you have an email address please help your Board reduce costs (to keep your condo fees low) by completing the authorization form that is included on the last page of this issue of *Villa Views*. Your signed authorization can then be given to one of our Directors so it can be delivered to ACMS.

If you do not have a computer, or an email address, you will still receive the required Board documents through Canada Post. If you do not have a printer, please call Allan at 403.288.6960 for a printed copy.

In completing your authorization please note: the Legal Unit # is not the same as your address. If you don't know your Legal Unit # please ask one of the Directors or leave it blank and we can fill it in for you. Thank you!

**The Villas of Rocky Ridge Ranch Condominium Corporation No. 981 1303,  
Rocky Ridge Villas NW, Calgary, AB, T3G 4R2 and T3G 4R3**

**Owner Information**

**IMPORTANT:** Please ensure this form is filled out and returned to one of our directors as soon as possible. These forms will be kept by ACMS (Accredited Condominium Management Services). The content is strictly confidential and, except for access granted to your Board of Directors, will never be released to other third parties.

**PLEASE PRINT CLEARLY**

Legal Unit #: \_\_\_\_\_ Is this unit Owner occupied?      ☐ yes      ☐ no

Address of your Unit: \_\_\_\_\_ Rocky Ridge Villas N.W. Postal Code: \_\_\_\_\_

Owner's phone number (s): \_\_\_\_\_

Owner's email address(es): \_\_\_\_\_

(It becomes the responsibility of the Owner to notify our office of any change in email address)

***PERMISSION TO EMAIL YOU:*** *In accordance with the Condominium Property Act and the Privacy Act are you prepared and willing to accept the email delivery of notices required under The Condominium Property Act, its Regulations or the Bylaws of your Corporation, as well as Villas of Rocky Ridge Ranch information (newsletters, notices, owner correspondence, etc.), at this/these email address/es.*      ☐ YES      ☐ NO

**For ALL VILLAS OWNERS:**

OWNER'S NAME(s): \_\_\_\_\_

OWNERS SIGNATURE(s) \_\_\_\_\_

If there are more than two Owners please use the spaces below:

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_, 2019

Owner(s) Emergency Contact: \_\_\_\_\_ (\_\_\_\_\_) \_\_\_\_\_  
(name) (phone number)

ACCREDITED CONDOMINIUM MANAGEMENT SERVICES LTD.  
#8, 11010 – 46 Street SE, Calgary, AB T2C 1G4  
Phone (403) 253-7525 Fax (403) 253-0673 Email: martin@acms.ca