



## THE VILLAS OF ROCKY RIDGE RANCH

Condominium Corporation No. 9811303

113 Rocky Ridge Villas NW

Calgary, AB T3G 4R2

Website: [rockyridgevillas.ca](http://rockyridgevillas.ca)

## Villa Views

June 2019

### What's Happening Around Our Villas



#### 'Wine and Cheese' Celebration as We Change Our Flag

Please come join us as we kick off the 2019 Calgary Stampede on Friday July 5<sup>th</sup> with our own little celebration at our Canada 150 benches beside the mailboxes. Feel free to bring along your own preferred beverage and perhaps a snack to be shared with your neighbours. Watch the bulletin board at the mailboxes to confirm the time of day we will meet and please recognize that this is a 'weather dependent' event.

#### Upcoming Yearly Summer Barbeque ... still seeking a Summer BBQ Host



Our annual summer BBQ has traditionally been held in August and we are still accepting applications from would-be hosts. Our tentative date we have chosen is August 18th (weather permitting) with a back-up date of August 25th. Please contact Jane Rizzoli if you are interested in hosting this year's event. Hosting is a great way to meet a lot of great volunteers who will be eager to help you!

#### ATCO Gas Trucks

On Tuesday, June 25<sup>th</sup> many of you might have seen a gigantic daylighting (or hydrovac) truck working in the front yard of #7 in the afternoon. It was parked in front of Riddoch's unit and overflowing into the Villas' entrance in front of #6 .... there was a front-end loader, two ATCO trucks with trailers and several workers in the front yard directing the nozzle of the hydrovac unit.

One of the ATCO employees told Allan Rix that some of their summer staff, on a routine inspection, had detected an underground natural gas leak beneath the front grass of #7. There was no gas infiltrating any of our properties. The high pressure hydrovac was simply a safe way to dig down to the leaky line as any mechanical equipment could have ended up causing additional damage.

**There is no cause for alarm as the necessary repair is well underway.**

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



- ✓ Winter debris has been cleared
- ✓ Lawns have been aerated
- ✓ Lawns fertilized (3 times/year)
- ✓ Green Acres prunes bushes and trees only once a year and only to a height of 8 feet. All tree wells are cleaned out annually – a few are done every week.
  
- ✓ Sod has been replaced where needed or asked for
- ✓ Sprinkler system has started up
- ✓ Sprinkler damage repaired
- ✓ Up to 10 new controllers were replaced
- ✓ Adjusted watering times (Sunday, Wednesday, Friday .....6am)
- ✓ Will prune eaves troughs overhang
- ✓ Will fix south side water problems
- ✓ Grass will be cut every Monday
- ✓ Landscapers will give a detailed on property to Board every Thursday

Any questions or concerns please contact Reg,

## 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.

## Email Authorizations

In our last newsletter we described how the new Condominium Act Regulations are forcing Boards to provide more frequent written communication with owners. This will cost Condominium Boards and owners a great deal more for postage, paper and printing. We have suggested we might avoid this extra cost by switching the Board's business communication to email instead of using Canada Post. This can only happen if owners give our Board and our property management company the right to communicate with them by email. An Authorization Form was presented to owners in the last Villa Views that they could use to grant that permission. Thus far we have less than half of owners signing up. Will you sign up to save our Board some money? If you no longer have the May 2019 Villa Views, use this link to view it again

[http://rockyridgevillas.ca/Villa\\_Views/Villa\\_Views\\_2019\\_05\\_web.pdf](http://rockyridgevillas.ca/Villa_Views/Villa_Views_2019_05_web.pdf)

The Authorization Form appears on the last page of the May newsletter. Please print a copy, fill it out – return it to a Board member. Please try to get it done by July 1st - the day the new Regulations come into effect.

## Insurance Rate Increase for 2019 -2020

We have received word from BFL, our property insurance broker, that our corporation will be facing a nearly 25% increase in premiums for the coming year. Our current policy expires on July 31, 2019. Because BFL is a broker, not an insurance company, they have already solicited the best rates from upwards of 40 insurance underwriters so we don't believe we are likely to find cheaper insurance on our own. BFL is able to divvy up the replacement cost of our buildings and have several underwriters subscribe to take on a portion of them. We couldn't do this on our own, especially considering many companies no longer offer insurance to condominium corporations. The increase in premium is the result of the catastrophic losses the insurance industry has had to pay for in our province. We are paying higher premiums because we live in a 'high risk' location. Our budget plans for 2019 - 2020 will be finalized in July so at that time we will have a better idea on how much our condo fees will increase.

You can see more information by reading on this article appearing on our Villas website:

[http://rockyridgevillas.ca/BFL\\_Condo\\_MarketInsights\\_Calgary\\_1218\\_HR.pdf](http://rockyridgevillas.ca/BFL_Condo_MarketInsights_Calgary_1218_HR.pdf)



## Is Your Furnace Finally Asleep for the Summer?

It's a good time to have it checked before the next heating season begins. ATCO Gas will check it free of charge regardless of whether their company provides your natural gas or not. And many Mechanical contractors have special rates on furnace tune-ups done over the summer. Don't be caught unprepared in September when the snow starts again!

## Eaves Trough Clean-out



The Board of Directors has determined that, based on our current Bylaws, the flushing out or unclogging of eaves troughs is actually an owner's responsibility. What the corporation needs to do is to ensure is that there are no trees overhanging any of our troughs making them clog up. If any owner has hired a contractor to clean their troughs out, and you were satisfied with their service please provide a recommendation to go onto our 'Contractor's List'.