

THE VILLAS OF ROCKY RIDGE RANCH

Condominium Corporation No. 9811303

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

Villa Views

July 2019



Around Our Villas



NEXT 'WINE AND CHEESE' FRIDAY, AUGUST 9TH

Well our last Wine and Cheese, which was held on July 12th was well attended with about 28-30 people attending. We plan to host one more Wine and Cheese Get-Together on Friday, August 9th. An email will be sent out reminding everyone please recognize that, as always, this is a 'weather dependent' event.

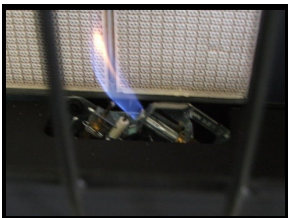
UPCOMING YEARLY SUMMER BARBEQUE



Our annual summer BBQ which has traditionally been held in August **is now set for August 25th**. Ursula Jonasson has stepped up to the plate and is looking forward to hosting this year.

An email will be sent out with particulars re cost, etc within the next couple of weeks.

SHOULD YOU TURN OFF OR LEAVE THE PILOT LIGHT ON?



While it may seem a no-brainer to turn off the fireplace's pilot in summer when you don't want extra heat in your house you may want to re-think your decision.

Turning off the pilot will save you some money on your gas bill and limit the build-up of white

film on the inside of the fireplace glass doors but with all the other charges on your utility statement the savings can be much less than you think. Allan and Carol's last energy charge for natural gas was just over \$4. That was enough to operate the pilot light plus give us all the hot water they needed.

Spider's webs are thought to be the second-strongest material on earth, right behind the teeth of an aquatic creature known as a "limpet." You probably won't have any limpets

fooling around in your fireplace during the summer, but you may very well have spiders. Spiders, for reasons unknown to humans, seem to like the smell of a compound called *mercaptan*, which gas companies add to their gas to give it that distinctive smell. (Natural gas has no odour of its own so gas suppliers always add *mercaptan* so that leaks can be detected.) When you turn off your pilot light, the light's tubes will retain a trace level of *mercaptan*, and that will attract spiders, that may spin webs that can clog the pilot light

system. Leaving the pilot light on will keep this compound moving through the tubes and exiting harmlessly into the outside air. Those spider webs can lead to a service call when you next attempt to ignite your pilot light.

Keeping the pilot light on will also keep moisture out of the unit which can help prevent corrosion. Plus, if the fireplace is located in the basement, it may also help to reduce humidity levels.

SPEED LIMIT ISSUES



Owners are reminded that we have a much lower speed limit here than on Rocky Ridge Drive. So please remind guests to slow down when they enter as the speed limit is 15 km. per hour. We want to preserve all our bunnies!

EMAIL AUTHORIZATION FORMS

The collection of email authorizations has been suspended until we hear whether the regulations that were to be implemented July 1st are actually going to be implemented. Our UCP government may decide to eliminate some of the changes that were favoured under the previous (NDP) regime. We will retain the forms collected thus far and may resume collecting them in the Fall.

EAVES TROUGH CLEANOUT IS A BOARD RESPONSIBILITY



Contrary to what appeared in the June Villa Views your Board has now recognized that the cleaning out of blockages in eaves troughs is a Board responsibility. The bylaws say that 'maintenance, repair and replacement of eaves troughs' is the corporation's responsibility and our Board has determined that cleaning of

these is not the same as cleaning windows which still remains an owner responsibility.

Before we had the roofs re-done in 2017 we had yearly inspections to replace loose or damaged wooden shingles and check our eaves troughs. Our new roofing needs no inspections yet our troughs still need monitoring. As our trees grow taller and shed even more needles and leaves we can anticipate this will become even more of a problem for us. We can't expect individual homeowners to be able to know the condition of their own eaves trough. The Board has determined that we will need to resume roof inspections to determine which eaves troughs may be in need of cleaning.

Two of our Directors will be popping around looking at everyone's eaves troughs in the next couple of weeks. If you hear footsteps on your

roof don't be alarmed it won't be Santa at this time of year.

FURNACE INSPECTIONS ARE FREE!

Summer is a good time to have your furnace, water heater and fireplace(s) checked before the next heating season begins. ATCO Gas will check all your gas appliances free of charge - regardless of whether their company provides your natural gas or not. Phone **310-5678 to arrange an inspection**. Don't be caught unprepared in September when the snow starts again!

