

THE VILLAS OF ROCKY RIDGE RANCH

Condominium Corporation No. 9811303

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

Villa Views

August 2019



Around Our Villas

PLEASE MARK YOUR CALENDAR FOR THE UPCOMING AGM ...

Thursday, November 21st 7:00pm at the Rocky Ridge Community
More info to follow shortly



NEXT 'WINE AND CHEESE'

Well should we give this one more try before the end of Fall? Weather permitting how about we try for Sunday, September 15th about 2:00pm?? Weather permitting we hope to see you there ☺

ALMOST TIME TO SHUT DOWN THE IRRIGATION SYSTEM

It's almost time to shut our irrigation system down. Please watch out for an email letting you know when Green Acres plan to flush out our system we will also post a notice on our Bulletin Board.



BULLETIN BOARD

Please check out the bulletin board when you pick up your mail. Upcoming events are posted for your information.

YEARLY SUMMER BARBEQUE ... on August 25th



My goodness what a HUGE SUCCESS this was what with 55 people attending. Thank you to Ursula and Phillip of Unit 126 for hosting the event this year.

Everyone enjoyed chicken, ham, cranberry sauce, potato salad, meat casserole, coleslaw and so much more. Thanks to all of you who brought desserts and

appetizers to share. We are so blessed to be living in such a friendly and generous community.

At the BBQ we met and welcomed the new owners of Unit #105.... David and Lynn Webb. They will not be moving in at this time but their daughter ... Katie Frankcomb and her two children will move in on September 1. The two children, Fin (8) and Sam (5) will be happy to be settled by the start of school. Please be vigilant in watching out for these two boys running or riding bikes by the mailboxes.

Welcome Katie, Fin and Sam ... we're happy to have you with us!!

INTERESTED IN A BUDDY PROGRAM WITHIN OUR COMMUNITY??



Some residents have expressed an interest in getting together to talk about ways we can support each other as neighbors and friends. If you are interested in getting together to discuss the possibilities please let Jane Rizzoli

Neighbors Helping Neighbors

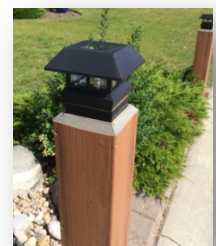
STREET PARKING

Our streets were designed as transportation corridors so we ask that you please limit your street parking to a day or two. This message should also be communicated to your guests. Please make room in your driveway for extra vehicles so you can leave the street vacant for the movement of emergency vehicles, waste management trucks, delivery vehicles, contractors or daytime visitors.

... Thank you

A BIG THANK YOU TO ED SHABACK

We wish to express a big thank you to Ed Shaback for taking the initiative in making improvements to the bollards at our mailboxes. Ed did the planning, sourced all the materials and did most all the work himself. So THANK YOU to Ed and his gang of co-horts for such a great job and for everyone's dedication!



ARCHITECTURAL STANDARDS NEED TO BE OBSERVED

Some garage doors do not have all the required six-window lattice on each of their windows. Residents should be aware that the lattice needs to be there as it is a requirement of the Bylaws. Please see Bylaws page 49:

http://rockyridgevillas.ca/VillasFilesForRestrictedAccess/BylawsVRRR_New_2015_07_16.pdf



Residents who have removed these yellowed plastic grids are requested to please put them back on. Changing the bylaws to allow grid-less windows would be far costlier than buying the grids themselves. Your current Board is not in favour of this bylaw change.

Any change affecting the exterior of your Villa must meet the architectural standards in the Bylaws. Please read them before you contemplate asking the Board for permission to make any changes.

WHERE DO OUR CONDO FEES GO YOU ASK

Distribution of our fee:

Reserve fund contribution	\$123.97
Landscaping/snow removal (includes parts and materials used)	\$114.58
Replacement cost insurance on our buildings	\$72.49
Administration (ACMS management fee, audit, document platform, printing/mailling, bank charges, WCB coverage)	\$25.74
Repairs and maintenance (building, fence and electrical)	\$16.67
Utilities (water, electricity and recycling/compost removal)	\$9.88
Contingency fund (for unforeseen expenses)	\$0.74
This all adds up to our condo fee of...	\$364.07



EAVES TROUGH REPLACEMENT



We have received quotes for this work and the Board have awarded a contract to Gutter Works Exteriors. This replacement will be paid for by the Corporation's Reserve Fund.

Work is scheduled to begin on approximately September 16, 2019 and is expected to be completed within two (2) weeks. The contractor is scheduling two crews and plans to begin the work on the units nearest to Rocky Ridge Drive NW. Each crew will work north then move east or west around the development and meet at the mail boxes when the project is complete. Their workers can be identified by their grey golf shirts with the GutterWorks logo.

PARGING

In May 2019, we requested an inspection and quote for parging required on many units in our complex. Following the inspection, we received a "lump sum" quote for this work required. This was discussed at our Board Meeting and the decision was that we would postpone this work to next year because:

1.) the high cost for doing this work and



2.) it was considered less urgent as it was cosmetic and not “highly visible”.

DECK RE-SURFACING



In late April 2019, we engaged a company to inspect the decks and advise about replacement time frames and the cost for this work. We do not believe all the decks need to be replaced at the same time, therefore, we wanted an experienced assessment of the condition of the decks and an approximate time frame that we should expect that when this work should be done. The company engaged had done some replacements previously in our complex. We never received a response from this company after several phone calls and an email requesting a response. In July 2019 we contacted a second company to inspect the decks and provide information regarding a general assessment of the condition of the decks and a replacement plan which would help us with budgeting for this work. We received a response which named three (3) decks that required replacement this year. The comment we received was ‘other than the decks that have already been replaced’, we should expect to have all our original decks replaced within the next 3-5 year. The vinyl is beginning to fail, especially the ones in full sun and you want to get them prior to any water issues.” We are moving forward with their recommendation and engaging this company, Caldeck Sundeck Systems, to do the replacements this year. We were informed that this work will commence sometime during the last week of September and or the first week of October, 2019.

Some villas have had their decks enlarged, either by Mapeland Homes that built our complex or by another contractor. The Villas Reserve Fund pays only the cost of renovations to the originally planned deck size, with the rest of the cost being passed along to the current homeowner. You can find out what proportion of your own deck will be paid for by the Reserve Fund and what portion would be yours by looking at our website:

<http://rockyridgevillas.ca/DeckSizes&ExtensionsWithAddedText.pdf>. If the chart says “no change” in the column labelled ‘Added deck size’ you pay nothing. If the original deck has been replaced with a deck of composite material ... it is entirely the current owner’s responsibility.

CAPPING FENCE POSTS



The fence post capping project between the Chateaus and RRV Development was completed in June 2019 with the exception of one post in the North/South alignment which will need to be partially or completely replaced. We plan to do this work in late September/early October, 2019. One post in the East/West alignment required removing “rot” and filling with insulation foam. We received tremendous co-operation and assistance from our Chateaus neighbours for which we are most grateful. The capping of the Fence Posts on the fence west of our development was completed in July 2019. There were five (5) posts that were rotting from the top varied from 4 to 24 inches. In all cases, the “rot” was loosened by drilling with a spade bit, vacuuming out this material then filling the cavity with insulation foam prior to installing the cap. There is no doubt this repair will extend the life of the Fence Posts! THANK YOU to the volunteers who assisted with completing this work.

