



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

FEBRUARY 2020

What's Happening Around Our Villas

Allan Rix, President

Gordon Johnston, Treasurer/VP

Jane Rizzoli, Secretary

Ursula Jonasson, Community Affairs

Steve Hardy, Special Projects

Russ Hughes, Property Maintenance

Reg Lippitt, Landscaping

Please continue to watch the Bulletin Board by the mailboxes for information regarding notices of upcoming events.

SHOULDER SEASON SNOWFALLS..... a reminder

In the event of significant snowfalls, outside the winter snow season, the Board of Directors has decided that it will be left to the discretion of the Board whether crews from Green Acres are called in or not.

We recognize that it can take up to 24 hours for the service to be provided, and, depending on the forecast, it may be that melting will occur faster than the wait for the plows. No blanket policy on snow removal at these times is being contemplated.

In the event you have an urgent need for snow clearance at your unit please contact a Board member to confirm whether Green Acres has been summoned and, if not, to request volunteer assistance in clearing your driveway/walkway.

HAVE YOU QUESTIONS ABOUT YOUR CONDO INSURANCE?

You can find out about the changes in Condominium Regulations that came into effect on January 1, 2020 plus you'll find answers to other questions that have been troubling you. Plan to attend our Insurance presentation to be held at the Ranch Centre.

Sherry Bignell, a specialist in condominium insurance with BFL (our insurance broker) will be speaking at the Ranch Centre on **Thursday April 23rd at 7:00 pm**. Your Board had the opportunity to hear Sherry speak at one of our regular meetings last year. She spoke so simply, clearly and eloquently that we feel privileged to have her back to speak once again, this time with a much wider audience of our owners. Everyone is welcome to attend. We have booked the upper floor meeting space for 3 hours from 6:30 to 9:30 pm. If you can get there early we would appreciate your help in setting up chairs so we can be ready to go by 7 pm.

ATTENTION: CONDO OWNERS

Important Insurance Changes You Need to Know

Effective January 1, 2020, Condominium Corporations will be able to seek recovery of the deductible portion of the Corporation's insurance claim (up to a maximum of \$50,000) from an Owner for damages that originates from the Owner's unit or privacy area.

This "absolute liability" means regardless of whether or not there was any proven negligence the Owner may be responsible to pay the Corporation's deductible amount. With the recent market corrections due to the amount and size of claims in our market, we have seen deductible levels rise substantially from \$2,500 - \$10,000 previously to \$25,000 to \$100,000 and more!

PLEASE NOTE - Owners can obtain coverage in their Unit Owner's policy to assist with paying the Corporation's deductible when required.

ADDITIONAL DETAILS

Limit Reminder - The Corporation can only make the Owner liable for the deductible limit up to a maximum of \$50,000. If the deductible is \$25,000 then the Owner's liability is \$25,000 regardless of the size of the claim. Conversely if the deductible is \$100,000, the Owner's liability is \$50,000 as that is the maximum allowable amount.

Coverage Liability - Owners are only required to have this coverage if it is outlined in the Corporation's bylaws but they can be held responsible for the deductible payment regardless of whether or not they have their own coverage.

Legislation - **Section 62.4 of the Condominium Property Regulations** as of Jan 1, 2020 for further details.

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What steps do Owners have to take to ensure proper coverage for themselves?

- 1) Ask your Board, Manager or Corporation Insurance Broker for a copy of the Corporation's Certificate of Insurance that outlines the current deductible amounts, in particular the water damage deductible.
- 2) Contact your personal Insurance Broker and inquire whether you have deductible coverage in your Unit Owner's policy and if not, request to add coverage.
- 3) Is the deductible coverage in your Unit Owner's policy equivalent to the Corporation's deductible? If not, adjust your deductible accordingly (see *Limit Reminder* below).



EAVES TROUGH LEAKS

Our eaves troughs were replaced very late last year and this Spring will be the first test of their effectiveness. Please monitor your troughs to identify any deficiencies in their handling of water. If you find there is a problem, that we should be addressing with the installer, please give Stephen Hardy a phone call or and e-mail describing what the issue seems to be and what part of your trough system it involves. Although no repairs will be done until Spring we want our owners to act as investigators so we can have as accurate a listing of problem areas as possible.