



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

April 2020

What's Happening...

Around Our Villas

Welcome to Springtime 2020!

If you thought Spring was a long time coming around this year you were absolutely correct. We had the coolest Spring in more than 50 years and we all had frozen eaves troughs and downpipes, along with the icy sidewalks, to prove it!

Upcoming Yearly Summer Barbeque



Because of COVID-19 restrictions we will be unable to hold a Canada Day celebration in July and possibly our summer BBQ in August. However, just in case restrictions are lifted, if anyone is interested in hosting this year's annual summer BBQ in August please contact Jane Rizzoli.

Stay safe and stay well ... please don't hesitate to contact one of the Board Directors should you need any questions answered.

Irrigation System Water Taps



All owners are requested to turn on their water supply for the irrigation system by **Friday, May 15th, 2020**. We'll make a decision concerning the actual start-up date for our sprinkler system once the ground dries up and when the start-up date has been determined, we'll send notification of the date to you. For instructions on how to turn on your water see the 'Irrigation Start-up' instructions. If you have difficulty doing this, please don't hesitate to call on one of the Directors. Thank you for your cooperation.

IRRIGATION START-UP INSTRUCTIONS

Green Acres will do the required start-up on your lawn sprinkler system. The following services will be performed at your unit:

- Pressurize system
- Set clock
- Run system and adjust heads as needed

Fig 1



If you have problems locating or turning on the sprinkler valve in your furnace room/basement area, please ask a neighbour or call one of the Board members for assistance:

Turn on the valve inside the house in your basement (Fig 1)

Watch Program

While the Calgary Police Service has dropped its Block Watch program, our community continues to watch out for each other and to look after our properties. This basically means we keep a watchful eye out for anything in our complex which might give cause for alarm – garage doors left open, newspapers and flyers accumulating on doorsteps, people prowling around who don't appear to belong in our neighbourhood etc.

If you are going to be away for more than a few days, please provide **Jane Rizzoli** with a contact name and phone number of a person who will have access to your unit in the event of an emergency. This request is, in fact, a requirement according to our Building Insurance Policy with BFL Canada.

Driveway Reflectors

The Board is asking owners to please remove and store their remaining functional driveway markers that are currently on your front lawn. These markers were proposed as a way of protecting our lawn beside the driveway from damage caused by rotary sweeping and snow removal by Bobcat tractors. But instead of having grass damage we had reflector damage. Our Board will decide whether we should use them next winter again or not.

Sale of #130 Rocky Ridge Villas

Earlier this year Klaus and Peggy Seidel sold their property in the Villas. The new owner is Virginia Lynn McComber....she prefers to be called Lynn. While Lynn hasn't yet moved in any furniture, she has taken possession of her unit. Lynn plans to do some decorating/renovating and updating of her new home before she moves here later in May. Welcome to our community Lynn!

April Board Meeting Cancelled

Our Board of Directors decided to cancel the regular monthly meeting for April. This was the result of having very few issues we could really deal with until more Spring-like conditions appeared and the fact that social-distancing meant that we should not be together for a meeting. If the COVID-19 situation continues as it is, our Board will meet on-line in May.

Maintenance Issues

Thanks to everyone for notifying Board members of your eaves trough deficiencies. We aim to get them corrected sometime in May.

Also thanks for completing the Preventative Maintenance Report for your Unit. The Board will compile the results of the survey to determine which issues should be our priority now that Spring seems to finally be upon us! **If you haven't handed in your form yet ... we request that all Preventative Maintenance forms now go directly to Steve Hardy .**

Excerpts from a letter from ACMS (our Management Company)

As a result of the declaration of the pandemic several programs have been rolled out to ease the burden on those who have lost their income. The Canada Revenue Agency (CRA) has pushed back the deadline for filing income tax returns, Enmax is allowing a deferment of utility payments, City of Calgary property taxes can also be deferred and even Blue Cross is cutting its monthly insurance premiums. But what about condo fees? Here are two pertinent FAQ's from the ACMS letter dated April 8, 2020.

The pandemic has raised many concerns about the affordability of condo fees by many owners and with condominium boards collecting them. Here are two of the questions raised:

1. Can a Board suspend or reduce the condo fees during the pandemic?

The answer is NO! A condominium corporation incurs expenses and the only way to pay these expenses is through their owners. Many condominiums have utilities, landscape & maintenance costs, life safety equipment and cleaning expenses. These expenses cannot be deferred or reduced in many cases; therefore, the fees are required in order to maintain the appearance, safety and security of the property. There are no social or federal/provincial subsidies that can cover these costs.

2. Can we use funds in the Reserve Fund to pay operating costs?

This is another big NO! In accordance with the Condominium Property Act, the Reserve Fund monies are meant for capital replacement costs. A Board of Directors or Corporation does not have the ability to use these funds for anything other than for what appears in the Reserve Fund Study. There is an alternative to this and a corporation can use Reserve Fund dollars only if the removal of funds for that purpose is authorized by a special resolution or there will be sufficient funds remaining in the Reserve Fund to meet the existing requirements. Otherwise those funds cannot be used. The risk with spending Reserve Fund dollars on operating expenses is that in some point, the dollars taken from the Reserve Fund will need to be replaced. This could lead to a future condo fee increase or a special assessment to meet these requirements. Before a Board considers passing a Special Resolution to use these funds, they must look at the future consequences of such action.

If you are an owner and unable to pay your condominium fees, contact our Board of Directors immediately! You can read the other Frequently Asked Questions by referring to the original letter at: <https://acms.ca/wp-content/uploads/ACMS-Letter-April-8-2020-COVID-19-Pandemic-and-Condominium-Contributions.pdf>

Allan Rix – President
Gordon Johnston, Treasurer / VP
Jane Rizzoli, Secretary
Ursula Jonasson – Community Affairs
Stephen Hardy - Special Projects
Russ Hughes - Property Maintenance
Reg Lippitt, Landscaping