



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

June 2020

What's Happening Around The Villas

Landscaping



Several new valves and heads for the irrigation system have been purchased and installed by Green Acres. Green Acres will be taking out all dead trees and shrubbery and are looking at replacing and/or re-seeding a few areas of dead grass. They also have been asked to remove the dead junipers from front entrance and replace these with decorative rock.

Maintenance Issues

Eaves Troughs

The eaves trough repairs have been very slow going and in light of the sudden storm on June 13th will likely slow the progress of any remaining adjustments in our villas.

Preventative Maintenance

The Board has compiled the results of the survey to determine which issues should be our priority. We will give you an update of where we will be focussing our attention.

Special Projects

Deck Repairs are slated to start sometime this summer.

Voles have been causing damage to our lawns. A few exterminators have been contacted but the cost per unit for treatment would be approximately \$200-\$300 and this comes with only an 8-month guarantee. We therefore decided we should handle this problem on our own.

Have you tried coffee grounds? Voles apparently do not like the odour of used coffee grounds. Collect a supply and stuff a few vole holes. You'll be surprised at how well this works – whether it will continue to work all winter remains to be seen!

Little Free Library initiative ... Update on the Book Exchange Project

On June 22nd the community received an email seeking support for a book exchange box to be built and placed near the mailboxes. Since only 8 households were in favour of the project, this initiative will not be pursued



Stampede Wine & Cheese – We are proposing a Wine and Cheese for those who feel comfortable gathering in a large group or possibly in two smaller groups for a get together to celebrate summer. Everyone will be required to bring their own snacks/chairs/drinks etc. to avoid any possible cross-contamination. Should the group/s get too large we would break into more manageable groups according to the social distancing rules of COVID-19. Details will be sent out with the date and time of this gathering via email so please stay tuned. For those who may not check their email box regularly it will also appear on our bulletin board so everyone can be involved



Staining Fence Top Boards

We are planning to get a group together to apply stain to the tops of our wooden fences. Should you wish to help out on this volunteer opportunity please contact Stephen Hardy.

Overhead Trellis Carries Meltwater to the Grass

The Magees were recently approved for an overhead trellis at the side of their garage that will alleviate spring and winter icing on the sidewalk beside their garage. Like many of us, they have a hole in the concrete sidewalk that was supposed to safely drain away meltwater from their garage roof, however, this often left them with an icy sidewalk that made for treacherous navigation. They regard the trellis installation as an investment in their future safety. The trellis was supplied by **Decked Out Vinyl Products** in Airdrie and, being made of composite materials and steel, is 100% maintenance free. The cost of the material package for their trellis was \$350 plus GST. Garry installed their trellis himself so we do not know what the costs would be to assemble and attach the trellis, nor do we know the cost to reconfigure the eaves trough downpipe. Whatever the total expense works out to be it must be regarded as strictly the **homeowner's responsibility** since this is a **Betterment** (something that never appeared on the original plan for our condominium).



A number of owners have already expressed interest in buying one of these for their unit. If you are interested in considering one please contact Allan Rix by July 10.

(Please note: this structure cannot prevent ice build-up due to overflowing eaves trough – it only eliminates icing caused by water backing up in the drainage hole in the sidewalk.)



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