



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

July 2020



Around The Villas

Landscaping News



Next year, for those units experiencing winter kill beside their driveways, we are planning to purchase a small amount of grass seed along with black dirt so that home owners can reseed this area should they wish to do so. The Spring snow/rain should get the seeds sprouting.

As well owners who have had a dead tree removed from their front yard are being offered the option of replacing the tree or filling the void with soil and seeding grass over the top. The Board will cover \$100 of the purchase price of the new tree ... a receipt from the homeowner will be required to receive this reimbursement. If you plan to buy a tree, please let Reg Lippitt know, by the end of August, so he can arrange for soil to be placed into all unused tree wells.

All sprinkler issues seem to be resolved, however, if this is not the case at your unit please contact Reg Lippitt.

Modifications at #121 and #130

At the end of May, Laura Tester reported a damp carpet on the floor of one of their basement bedrooms. Fearing that mould may have taken hold inside the bedroom wall we called ProStar Restorations to diagnose the situation. ProStar concluded the moisture (called 'seepage') was the result of changes that have gradually occurred in the backyard landscaping. Since the land no longer sloped away from the building, rainwater and irrigation water was now flowing towards the foundation. Damage caused by seepage is NOT covered by insurance as the underwriters are viewing it as the result of poor maintenance. The total cost for the interior and exterior changes at #121 will be about \$8000.

Backyard water problems have plagued #130 for years and our Board was concerned about acquiring more 'seepage' costs if we failed to address the problem at this villa as well. The patio had to be taken out to properly drain the 'lake' that had formed beneath it. A new patio will be poured - this one sitting on a firm gravel base unlike the old one suspended above water while being held up only by rebar in the three surrounding foundation walls! Only then can the backyard be reshaped to drain water down to the boundary fence. Replacing the patio and creating drainage away from the foundation will cost our corporation about \$5000. This is expected to take a few more weeks to complete.

Little Free Library initiative ... [An update on the Book Exchange Project](#)

Thank you for your positive responses, however, there was not enough interest so this initiative has been shelved.

End of The Summer BBQ



Because it would be difficult to hold our regular 'End of the Summer BBQ' we have decided to gather instead for a '**Brown Bag**' get-together. This get-together will involve participants bringing their own food, drinks, chairs, etc. and gathering most likely around the mailboxes. This gathering, of course, will be observant of current COVID restrictions. The date, along with further details, will be announced in the near future.

Maintenance Issues

Eaves Troughs

The eaves trough repairs have been an ongoing and slow process. We are having difficulties getting hold of GutterWorks. Should they not be able to help fix our concerns soon we are planning to ask ACMS to write them a letter requesting our issues be resolved. If this doesn't work then we are looking at getting The Better Business Bureau involved.

Deck Repairs

We are in the process of removing and replacing the worn-out deck coverings. One of the difficulties that we have been running into was 'dry rot' found in the wood under vinyl or metal coverings this is being corrected as part of the deck restoration.

Seven decks have already been completed this summer and we're looking at seven more to be done in the future. This process will be continuous (weather permitting) until all the restorations of original villas decks have been completed. Your patience and co-operation during this time is greatly appreciated. All the deck refurbishments are paid for out of the Reserve Fund.

Those homeowners who are scheduled to have their decks replaced will be kept informed as to the timing of their deck repair. Should you have any questions regarding deck replacements please contact Stephen Hardy.

Clean Up By Mailboxes – Hillside Clean Up Crew

Thank you to all the volunteers who came out to get the hillside cleaned up in record time. Gerry Janecke, Ursula Jonasson and her stepson Colin Vircoe, Barry and Jan Mcleod, Roy Pollyck, and Anna Rath who did some preliminary work. Thank you also to Kaz Van Tuyl who provided some treats for the all the workers

Staining Fence Top Boards

We are still hoping to get a group of volunteers together soon to apply stain to the tops of our wooden fences. Should you wish to help out on this volunteer opportunity please contact Stephen Hardy by phone or by email at, if you haven't already done so.

Concrete Repairs ... With regards to the repairs of sidewalks and steps, we have had problems working around the inclement weather. Concrete cannot be poured if the weather is too wet or even too hot. So far we have started and completed 14 of our concrete projects. Green Acres will be asked to remove some of the surface gravel and chunks of concrete at these sites and place soil along the new sidewalk edge. Other areas where there are concrete deficiencies will be corrected in the future. Thank you again for your patience.

Speed Limit



We continue to receive complaints that some residents (and their families/friends) are still ignoring our speed limit of 15 km. Because we do not have sidewalks, everyone has to walk on the road including grandchildren, residents recovering from surgery and our regular walkers. Please be considerate of those on our roadways.