



## 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

September-October 2020



## Around The Villas

### The Villas of Rocky Ridge Ranch Condominium Corporation No. 9811303 AGM 2020

**Where:** The Ranch Centre, 10709 Rocky Ridge Blvd NW

**When:** Thursday, December 3, 2020. Doors open at 7:00 pm to allow for social distancing during registration. Meeting will begin at 7:30 pm. Depending on possible changes to the protocols for group meetings by the Chief Medical Officer of Health (CMOH) our meeting may be cancelled on short notice.

To accommodate social distancing and the reduced capacity of the Ranch Centre hall during the pandemic, we have had to establish limits on the number of owners attending. This was done on a first-come first-served basis with a limit of one (1) owner per household. The following Villa addresses have each agreed to send just one owner-delegate to the AGM on December 3<sup>rd</sup>:

8	115	206	221
11	116	207	225
19	118	208	226
105	121	209	227
108	126	210	228
109	128	212	
110	132	216	
113	205	218	

If your address is not shown in this list we are asking that you not show up with the hope of attending. If you attempt to get in, and attendance goes above 30, which is the COVID capacity of the main hall, we will be forced to cancel the meeting. There are 29 addresses shown here but we have reserved one seat for Martin Gates, our consultant from the management company, ACMS, who will also be at our meeting.

The doors of the Ranch Centre will be opened at 7:00 pm. In accordance with the latest order from the Chief Medical Officer of Health, our AGM has not been classified as a social occasion but, rather, it is a planned, structured, and seated event at which all attendees will be required to wear masks for the duration of the time spent inside the Ranch Centre. Closer to the meeting date an email will be sent to you with specific instructions and the current protocols for entry into the hall.

Thank you for your patience and co-operation in meeting the ever-changing expectations which will, hopefully, allow us to have a safe and successful AGM.

## **New Board Members Needed**

At every AGM the entire Board of Directors resigns and an election is held to choose the directors for the subsequent year. According to our bylaws our Board may consist of at least three but up to seven Directors. Since our corporation and its governing bylaws were created in 2001, our Board has been managed by seven Directors who shared the responsibilities of operating our condominium. In fact, the duties of our Directors have been organized into seven portfolios, or areas of responsibility. By retaining this organization the present Board believes that none of the Directors will become saddled with an extraordinary amount of work and so will be quite willing to devote more than just a single year to the management of our corporation. This year two members of our Board resigned and are not available for re-election. The Board now has five members who may be willing to serve another year. For the coming year, the Board will require two owners to volunteer to be on the Board.

What would be the consequences of us failing to find the necessary volunteers for our Board? For one, there would be extra costs as we would have to increase the services provided by our management company to maintain our property. A Director works for free but having ACMS (Accredited Condominium Management Services) take over responsibilities will cost our corporation. Those extra costs translate into higher condo fees. A second consequence of out-sourcing more of our operations would be a decrease in efficiency as more control would be given to an off-site property manager rather than remaining with an on-site resident owner who is willing to volunteer for the benefit of their community.

Our Board is asking owners to please consider stepping forward to offer their help in keeping our corporation operating without the additional outside intervention of our management company. You don't need to have special expertise in a particular field as all of us were once 'greenhorn' volunteers and have learned on-the-job how to handle our different portfolios. You'll find Board membership to be personally rewarding and you'll get to know some friendly and very committed neighbours! There is no need for you to be in attendance at the AGM to inform those present that you are willing to join our Board. Simply let one of the current Board members know you're available and you'll be on the ballot.

## **Landscaping News**



We are now in winter mode as of October 15<sup>th</sup>. Should you have any questions regarding landscaping, snow removal, etc please contact Russ Hughes who is now in charge of this portfolio.

## Eaves Troughs

As per an email sent out Monday, October 19<sup>th</sup>, we have spoken with Gutter Medik (whom we have contracted to repair our eaves troughs) and it has been agreed that work cannot be done during cold weather. The forecast looks good for the week of October 26<sup>th</sup> so we are booked in their calendar for 3 weeks commencing on that date (though they hope to complete the work in two weeks).

## Service Providers of our Website

If you are looking for a contractor you might want to view our Contractor's List. These contractors have been referred by our owners. [http://rockyridgevillas.ca/Contractors\\_List.pdf](http://rockyridgevillas.ca/Contractors_List.pdf)

## Getting to Know Your Bylaws

### .....Street Parking Bylaw

On page 43 of our bylaws it says:

*An Owner or Occupant SHALL NOT park any Private Motor Vehicle on the roadway.* Please limit your on-street parking when there is snow that needs to be plowed. If you have a visitor, caregiver or contractor at your home please free up a driveway spot for them to use.

## Insurance Tips from BFL

Attached to the body of the email are two pdfs which BFL has provided for circulation to owners. Please take a moment to read this literature and possibly print it off for your files should you wish to do so.

The dumbest thing  
I've ever purchased  
was a 2020 planner.

So let me get this  
straight, there's no  
cure for a virus that  
can be KILLED by  
sanitizer and hand  
soap?

Allan Rix – President  
Gordon Johnston, Treasurer / VP  
Jane Rizzoli, Secretary  
Ursula Jonasson – Community Affairs  
Russ Hughes - Property Maintenance  
- Landscaping