



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

November - December 2020



Around The Villas

Extra Recycling Charges

It has been revealed that our compost/recycling company has instituted some new charges for the collection of yard waste. They had been willing to carry away bags of yard waste in the fall as part of their original contract. However they have started to charge extra if there is more compostable material than would fit into our green bins. This represents an extra charge to our corporation since we pay everyone's recycling costs instead of each homeowner paying their own. How can we avoid these extra charges? Let Green Acres take away your yard compostable when they do the Fall clean-up. Every year they haul away a mountain of dried leaves and branches. Simply put your bags of yard waste on the curb at one of their clean-up days and they will take it away for free. We will include a reminder of this procedure in the Fall newsletter next year.

Postponed AGM

Owners by now are well aware that our AGM had to be postponed due to restrictions imposed by the provincial government as they attempted to get our case count of COVID-19 infections under control. By banning meetings at community centres we were left with nowhere we could meet and with group sizes limited to just ten individuals we wouldn't have enough representation for a quorum if we did have a meeting space. You may have wondered why we didn't just have our meeting online using Skype or Zoom instead. The reason we haven't done that is a legal one, since our Bylaws do not allow for a virtual meeting. Lawyer Robert Noce wrote a column about this issue for the Calgary Herald on November 7, 2020. His words of advice can be viewed on our website at:

http://rockyridgevillas.ca/CONDO_ISSUES_RobertNoce_2020.pdf

Our Board, currently comprised of five members, is continuing with our regular monthly meetings and when the lockdown restrictions are lifted we'll be scheduling our AGM at the first available opportunity. We'll be looking to welcome two new Board members join us. We'll keep you informed!

Update on Eavestroughs

Russ Hemstock of the Gutter Medik was not able to start work in October due to the wintery conditions but he was able to work intermittently in November and December when weather permitted. It was actually fortuitous that we had some snow that later melted as it permitted everyone to better identify problem areas. Russ did a great job talking with homeowners, addressing deficiencies and making modifications to facilitate better drainage away from foundations. The main objective of work this autumn was to address problem areas around walkways, therefore mostly the

front of homes. Villa residents are encouraged to monitor roofs and eaves troughs periodically, especially after severe weather conditions. We will have Russ return in the Spring to address any outstanding issues and focus on ensuring water draining away from homes. If you have any concerns, please contact Ursula Jonasson or any Board Member.

2020 Christmas Cookie Exchange

This unusual year was difficult for everyone in many ways including the imposition of barriers to socializing with friends, family and neighbours. Our community was not free to hold most of our traditional events that have been well attended in previous years. More aggressive provincial COVID19 restrictions in December limited outdoor gatherings to a maximum of 10 people and prohibited indoor visitations. In hopes of lifting spirits and spreading Christmas cheer, an outdoor cookie exchange was organized which even Santa himself couldn't resist attending. Seven participants gathered to display, sample and exchange their Christmas creations and were joined by others to enjoy the camaraderie of the season.



To All Our Owners and Their Families

The Board of Directors for the Villas of Rocky Ridge Ranch wish you a very Merry Christmas and a socially-distanced and Happy New Year! If we carefully follow the advice of our Chief Medical Officer of Health we'll safely get through this pandemic.

