



## THE VILLAS OF ROCKY RIDGE RANCH

Condominium Corporation No. 9811303

c/o 113 Rocky Ridge Villas NW  
Calgary, AB T3G 4R2  
Website: [rockyridgevillas.ca](http://rockyridgevillas.ca)

## Villa Views

### January – February 2021

## What's Happening

### Around The Villas

#### AGM - STILL ON HOLD

Since the cancellation of our AGM at the beginning of December we have been waiting for the relaxation of restrictions on gatherings to allow us to have our annual meeting. Last November owners received their AGM documents and we had already reduced the number of participants to a maximum of 30 in compliance with Provincial Government (AHS) standards at that time. McLeod Law has confirmed that our Board is following the proper procedure as we wait the lifting of gathering restrictions. Once group meetings are allowed, we hope to have those same owners in attendance as had agreed to attend in December.

#### VIRTUAL TOWN HALL MEETING

Since our AGM is on hold our Board is proposing a 'virtual' town hall meeting. The town hall will be an opportunity for owners and the Board members, who have been denied their AGM for nearly three



months, to communicate with each other safely. It will be your chance to ask questions of your Board and to provide feedback about what they have been doing. We invite as many owners as possible to participate. Details on when the town hall meeting will be held will be sent out in the next couple of weeks. If you would be interested in participating in this 'virtual' event please pass your name along to Jane Rizzoli so an invitation can be sent to your email address. Please get your request to Jane by Tuesday, March 2<sup>nd</sup>, 2021.

#### COMPOSITION OF OUR CURRENT BOARD

Our Board is currently comprised of six directors. We continue with our regular 'virtual' monthly meetings and when the lockdown restrictions are lifted we plan to schedule our AGM at the first available opportunity. At that time we'll be looking to welcome new Board members.

#### WE WELCOME A NEW BOARD MEMBER



Since October 1, 2020 our Board has been functioning with only five of a possible seven directors as we await the AGM where we hope to have access to additional recruits. Martin Gates, of ACMS (our management company), pointed out that since we had elected six Board members at our 2019 AGM, we were entitled to appoint another owner to restore our Board to six until we can have our next AGM. Happily, we already knew a candidate who has been waiting since last summer to join our Board.

Our new Board member is Ken Bygrave. Ken has agreed to take over the Building Maintenance portfolio for our corporation. He has already participated in virtual meetings with Martin Gates, our

Board and the legal firm McLeod Law. We directors are delighted to have Ken join us for our meetings and are happy to know someone is dedicated to looking after this important portfolio. If you need to contact Ken about an exterior maintenance concern please see the contact information at the end of the newsletter or download the complete directory from the Villa's website.

Thank you for joining our Board Ken!

## OUTSIDE MAINTENANCE

With Spring coming (fingers crossed) please keep an eye out around the outside of your homes. We are asking that you particularly pay attention to the eaves droughts and build up of snow butting up against your home. Doing preventative maintenance will help pay off in the long run and keep our condo fees at a reasonable cost.



## RESERVE FUND STUDY

Our current Reserve Fund Study (RFS) was completed in 2017 and, since it needs to be done every 5 years, our Board thought we were good until next year. Unfortunately we were wrong. The study was dated August 31, 2017 which was the final day of our 2016 – 2017 fiscal year. Therefore that one-day counted as our first year! Now, four years later, we are due to have it revised. This time we'll ensure the registration date is September. Our Board is currently receiving estimates for creating our new RFS. The cost of the RFS will be paid out of the Reserve Fund – not charged to our Operating Budget.

## A MESSAGE TO OWNERS

Your six-member Board strongly encourage you to consider running for the Board. The time commitment is flexible and the Board is cohesive and supportive. Our community would really benefit from your expertise, experience and insights.

***The message below was crafted by our Board in 2017 but is still relevant today.***

The Villas of Rocky Ridge Ranch (Condominium Corporation 9811303) has been in existence since November 2001. Up until 2019, we had always been able to form a seven-person Board of Directors. Because the individuals who served on the Board over this time were willing to devote their time and energy to managing our property, we had always been able to operate under a modified service agreement with our professional property manager (ACMS). This means that Board members were assuming responsibilities normally performed by the management company. These responsibilities included negotiating service contracts (landscaping, snow removal, irrigation system maintenance, recycling), hiring contractors for maintenance and repair projects, budget preparation and oversight. This “hands on” approach has resulted in lower condominium fees compared to similar developments, as well as providing a more rigorous and efficient oversight of the day-to-day operations of our Corporation.

By choosing to live in a condominium complex, every resident implicitly agrees to assume a share of the responsibility for the management of the Corporation, whether this means by actually serving on the Board of Directors or by having input into how it is managed. With our anticipated AGM sometime this Spring, this would be the ideal time for potential new Board members “to get their feet wet”. This year should be a relatively quiet year for the Board. Our Reserve Fund Study is being revised and updated in the expectation it will run for another five years. Multi-year contracts are already in place for landscaping, snow removal, irrigation maintenance, recycling and property management. In addition, many of the decks in need of resurfacing were completed last year.

If, at the upcoming AGM, we cannot get enough volunteers to form a full seven-member Board to continue with our current management model, then an alternative structure may need to be considered. This may entail changing our contract with our professional management company to more of a full service agreement. The property manager would then assume greater responsibility for

additional facets of our operation. Under that arrangement, our Board could be made up of as few as three individuals with the Board's primary role being to authorize recommendations and actions of the management company. Under this model condominium fees would increase and efficiency would be sacrificed as the day-to-day operations would be supervised by a single off-site property manager rather than seven on-site resident owners.

Please pass your name along to one of the current Board members if you would be willing to be a member of our Board. There is no expectation or need for you to attend the AGM to be eligible to be chosen to serve as a Director.

## ICE IN VENTS

The Board received a report that at least one owner has experienced effects attributed to ice formation inside their clothes dryer vent. While ice is common in bathroom vents during the cold snaps of winter, we have never heard of ice in dryer vents. Has anyone else experienced the same kind of event within your unit? Please email one of the directors to give us the details if you have something to share.

If you notice water dripping from your bathroom fan it likely is the result of ice formation inside your vent pipe. *Residential Roofing Consultants* recommends we run the bathroom fan regularly during cold weather to eliminate moisture that may condense and then freeze inside your vent pipe. Here are two of their suggestions:

- Run the bathroom fan during bathing or showering AND for at least 30 to 40 minutes afterwards.
- During extremely cold weather simply run the bathroom fan(s) for 15 minutes morning and evening. This will help keep the condensation that forms on and in these pipes dried out and will help reduce frost build up inside them.



## PET LEASHES LEFT ON DRIVEWAYS



Green Acres apologizes for destroying a leash with their rotary snow clearing equipment. Unfortunately, it was not seen as the operator ran over it. Please do not leave small items on your driveway.

## CONTRACTORS' LIST

Please note that we make additions to our recommended Contractors' List every now and then. We have just added a 'mobile hairdresser' who will come to your home to cut your hair during these times of COVID and not to mention our cold weather.

If you are interested in looking at our Contractors' List please go to our website at <http://rockyridgevillas.ca>