



## 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

March 2021



### Around The Villas

**WAIT! BEFORE YOU AVOID READING THIS NEWSLETTER, PLEASE SEE THE FINAL TWO PAGES! YOUR EAVES TROUGHS MAY BE NEEDING YOUR ATTENTION. THIS COULD BE YOUR LAST CHANCE.**

### SAD NEWS



It is with profound sadness that we inform you of the passing of one of our long-time residents. Joe was one of the Rocky Ridge Villa's original owners. It was through his involvement, and the group spirit of volunteerism where he shared with others, that our corporation grew into the community we enjoy today. For many years Joe volunteered as a Director on the Board of our condominium corporation. Joe also served the wider community ... he recently volunteered as team photographer for the Okotoks Dawgs Baseball Club, as a White Hatter at The Calgary International Airport and as a Greeter for the Rocky Ridge YMCA. He was a real boost to our community and could be counted on to apply his skills and labour eagerly to every project he undertook. Our condolences to Kay, his wife of 53 years, and their two sons. We will all miss his ready smile and willing participation in our communities' projects and events.

### VIRTUAL TOWNHALL MEETING



Our Board has selected *Wednesday April 14* as the date for our virtual townhall with owners. We plan to go *online at 1:00 pm* in the afternoon. The invitation to join us appeared in the previous newsletter and some of you have already responded that you are planning to join us. If you have not already responded, you can still do so now. Just send Jane Rizzoli and email so she knows you need an invitation to our ZOOM meeting.

To facilitate our preparations for this event, the Board is requesting owners please submit their questions to us beforehand. It has been 16 months since we last had an AGM so there has been lots happening in the interim. You can send them to Jane or to any of the directors.

## BATHROOM FAN OPERATION AND SKYLIGHTS



We have heard from several owners complaining of condensation dripping from their bathroom vent cover or wetting the drywall ceiling around the vent. Please remember to run the fan after bathing or showering to reduce the humidity that builds up in the vent pipe. There have also been kitchen skylights dripping condensation during the cold weather or when cooking or running the dishwasher below a skylight. If you have a skylight, please run the kitchen vent fan, when cooking, to remove this extra moisture.

## SNOW CLEARING COMING TO AN END

Please be aware we are approaching mid-April and this is the time when Green Acres switches to landscape maintenance rather than roadway snow clearing. The rotary sweeping machines will remove all the gravel from our grass and roadway before finally being put away for the season.



## RECENT INTEREST IN VILLAS PROPERTIES OWNERSHIP

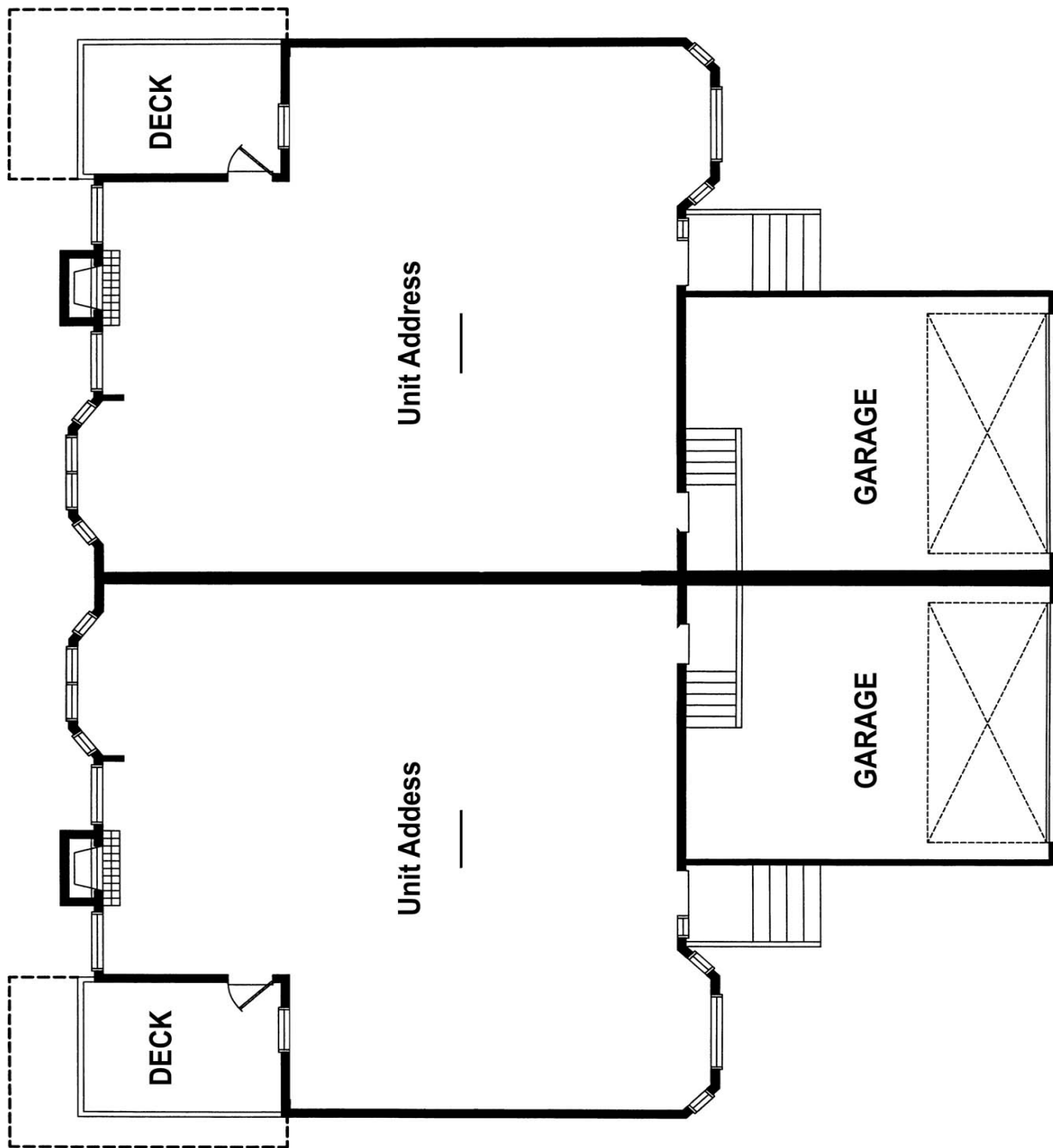
Along with the recent sale of one of our villas we have been receiving inquiries and interest from other buyers who seem quite keen to move here. If you are contemplating selling your unit this might be an opportune time to do so. By contacting one of our Directors you could be placed into direct contact with an interested buyer. Our Board has no way of knowing how long the recent uptick in interest will continue.

## EAVES TROUGH SURVEY



Last autumn Gutter Medik managed to seal many of the leaks, over sidewalks and driveways that stemmed from installation in 2019 during the cold of winter. They will be making a return visit this year to complete the sealing of our troughs. But they cannot do this work when the troughs are wet so your Board is depending on owners to pinpoint locations that have been leaking this year at their address.

Please print the last page of this newsletter and use it to mark the problem locations - corners or downpipes – to show the sites where leakage has occurred at your Villa. (Please place markings only on your own side of the duplex, include your unit address, but leave the neighbouring unit for your neighbour to fill out on their own diagram). At each problem location please specify whether the leak is from a joint, a corner or a downpipe. You can scan the resulting drawing and email it to Ken or you can deliver the completed drawing to him at his home so he can share it with Gutter Medik. Please endeavour to have this completed by April 14<sup>th</sup> – the day of our Town Hall ZOOM meeting.



We ask that you send this in before April 14<sup>th</sup> ...

Much thanks.