



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

April 2021



Around The Villas

VIRTUAL TOWNHALL MEETING - CANCELLED



This initiative was cancelled due to lack of topics/questions submitted by our owners. As summer approaches we are hopeful to be able to have the AGM that we had to cancel at the end of November. We will let you know as soon as it becomes possible.

PREPARATION FOR OUR NEW RESERVE FUND STUDY

Some of our Board members will tour our villas on Thursday April 29 with Chris Clavette whose company, Westview Consulting, was selected to prepare our new Reserve Fund Study. Part of the procedure that goes into preparing our study involves evaluating the current condition of our property. The Reserve Fund Study represents one of the guides that will indicate how much money we will need to put into the Reserve Fund each year to keep our property in its current condition. It will have a significant impact on what our condo fees will need to be in the coming years.

LANDSCAPE ISSUES



Green Acres is already well underway with their Spring clean-up of our properties. The gravel has been swept up and carried away along with dead leaves, grass, snow mould and stray facemasks leaving our lawns in great shape for Spring. All we need now is some warmth to green them up.

If your grass shows some damage from the ravages of this past Winter, a solution is at hand! If you would like Green Acres to put down some soil and grass seed so you can nurse it back to health please contact Russ Hughes – our Director in charge of Landscaping and let him know where the soil is needed. Just be aware that Green Acres will not be coming around every day to water the newly seeded area ... that will be up to you.

As you start spending more time in your yard you may begin noticing things that you'd like Green Acres to pay attention to. This is understandable but please don't make your requests directly to their workers. That would leave them very confused. Their boss has already assigned them a task that they need to focus on. If you want to make a request for their service, please make all requests through Russ, who in turn, will communicate it to Green Acres. We need you to follow this procedure

so the Board of Directors can keep a record of what was assigned to the landscaper. We are spending your money to employ these workers so WE need to keep track of what they do.

TIME TO TURN ON IRRIGATION SYSTEM WATER

The water to your irrigation system should be turned on the first weekend in May. Before turning it on inside your unit, make sure the faucet, attached to the copper pipe outside, is turned off so that water doesn't gush out around your foundation. If you need assistance with this, please contact one of the Directors listed at the end of this newsletter.



***** PLEASE SEE THE ATTACHED PDF THAT WAS ON YOUR EMAIL WITH THIS ISSUE OF THE VILLA VIEWS THAT HAS DIRECTIONS ON HOW TO TURN ON YOUR IRRIGATION**

MONDAY'S HAVE USUALLY BEEN GRASS CUTTING DAYS

Please help our landscape crews do their job by removing your hose that may lie hidden in the long grass. Hoses are not easily seen and they might get damaged or be the cause of some damage to Green Acres' power equipment.

VOLES



A home owner shared some advice about vole control with the Board three weeks ago. He had a vole problem in the past but seems to have successfully encouraged them to leave, without resorting to poisoning them. A few years ago, while vacationing in the U.S., he bought a bottle of MolEvict – a product that seems to be as effective on voles as it is on moles. This product is not available in Canada but he pointed out that the active ingredient can be obtained here. That ingredient is castor oil, which is known to have mild laxative properties. Owners who have a vole problem

may wish to try spraying the vole's territory with a mixture of castor oil, dish detergent and water. Use only enough detergent to suspend the oil in the water. If it rains after an application, the oil will be washed into the soil and you'll have to reapply. Similarly you'd need to shut down your irrigation system for at least a week on the part of your yard where the vole problem exists.

The Board decided last year not to hire any vole exterminators because they will not guarantee their results.