



July 2020

## 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

June 2021

### What's Happening

#### Around The Villas

#### A SAD GOODBYE TO ONE OF OUR VILLA RESIDENTS



Nancy passed away on Monday, June 7, 2021. Nancy was a wonderful neighbour who loved to help out with our neighbourhood get-togethers. She also loved to help out in many other ways as well...Nancy volunteered much of her time with 'Dying With Dignity' and was an avid and important supporter of 'Eating Stone Kenya', a children's home just outside Nairobi. Nancy was a special person and will be missed by her family, friends and neighbours. Our sympathies are with Nancy's family. A celebration of Nancy's life will be announced at a later date [www.choicememorial.com](http://www.choicememorial.com).

### GIVEAWAY



In response to interest in creating a forum for informing Villa owners of items that are for sale or for gifting, we are creating an email list for owners who would like to be notified when items become

available. Colleen Eide has volunteered to be the contact for the creation and maintenance of this email list. Any submissions about gifting/selling should also be directed to Colleen. Please send an email to [Colleen](mailto:Colleen) if you would like your name added to the list. PLEASE NOTE THIS IS NOT A BOARD DIRECTED INITIATIVE BUT JUST A COURTESY TO NEIGHBORS.

#### BBQ/GET TOGETHER ... SUNDAY, JULY 11<sup>TH</sup> ... 4:00-7:00pm



We hope you received the email with all the details regarding our upcoming get together which will take place on Sunday, July 11<sup>th</sup>. If you have misplaced the email ... please email Jane Rizzoli for the information if you are interested in coming. The cost is \$2.50 per person and we ask that you bring your own chair, drink, plate and cutlery. The food plan is ... BBQ chicken, ham, potato salad and more. The get together will take place at the west end outside of Unit 226. Thank you to those who have offered to bring an appetizer or dessert ... so much appreciated. Looking forward to seeing you on the 11<sup>th</sup>.

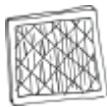
#### KEEP YOUR HOME IN TIPTOP SHAPE ALL YEAR ROUND



##### Clean your outdoor cooker

Clean your outdoor cooker by giving your grill a deep cleaning

## HVAC: Replace your furnace filters



Furnace filters need to be replaced regularly, about every three months is the right frequency.

## Check your windows



Similar to your deck, windows are prone to mold and mildew. Give them a good wash.

## Clean your ceiling fans



Ensure your fan is rotating in a counter-clockwise direction for the summer. This ensures air is forced downwards which helps with cooling. Also take some time to clean the dust off of the fan blades.

## Clean your siding



All types of siding should be cleaned yearly, most with power washes. If your siding is weaker material such as thin vinyl, you might want to use a garden hose.

## BOARD RESPONSIBILITIES

There are times when an owner requests the Board involvement in doing some work at their unit. How does the Board decide whether that work is the owner's responsibility or the Board's responsibility?

We look at the Bylaws. The duties of the Corporation are spelled out in our Bylaws from page 8 to page 11. (A copy of the Bylaws can be seen on the password-protected portion of our condominium's website) The Board is the local representative of the Corporation so it is the Board that fulfills the duties of the Corporation. The Board reaches its decision based on its responsibilities as laid out in the Bylaws. For example: Owners dealing with wildlife issues may call on the Board for help. The control or elimination of voles, rabbits, porcupines, crows or skunks is not listed as one of our Corporation's responsibilities.

Compare the wildlife issue with the following one from last year. You may recall our street lighting left us in darkness last summer. The Bylaws clearly state, (at the bottom of page 10), "*The Corporation shall maintain exterior lighting on the Common Property*". Therefore, the Board was responsible and acted by replacing all our ballasted lamps with modern LED bulbs to not only reduce our energy consumption but also eliminate the short-circuiting problems associated with the ballasts.

These two examples illustrate how our Board decides which owner-initiated issues it will tackle and which it will not. Our Board uses the Bylaws to make those decisions.

## FENCE REPAIRS POSTPONED

The planned replacement of some fence boards on the shared fence bordering the Gardens has been postponed for a year. The price of lumber is still quite inflated and both condominium corporations decided it was prudent to wait one more year.

Allan Rix – President

Gordon Johnston, Treasurer / VP

Jane Rizzoli, Secretary

Ursula Jonasson – Community Affairs

Russ Hughes – Landscaping Maintenance

Ken Bygrave – Building Maintenance