



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

August 2021



Around Our Villas

OUR NEW BUDGET COMES INTO EFFECT SEPTEMBER 1st

A reminder to all owners that your condo fees are scheduled to increase by \$9.57 per month on September first. The Board approved the 2021 – 2022 budget in July and notification was sent out a month ago. The increase in monthly fee is due to increased insurance/appraisal costs, slightly higher management fees from ACMS and increased costs for maintenance. The new fee for every owner is \$402.74 per month.

WHERE IS YOUR \$402.74 GOING EVERY MONTH?

Distribution of your condo fee:

Contribution to the Reserve Fund	\$126.44
Landscaping/snow removal (includes parts and materials used)	\$110.54
Replacement cost insurance on our buildings	\$103.29
Administration (ACMS management fee, audit, document platform, printing/mailling, bank charges, WCB coverage)	\$ 28.59
Repairs and maintenance (building, fence and electrical)	\$ 23.07
Utilities (water, electricity and recycling/compost removal)	\$ 9.66
Fire hydrant inspections	\$ 0.41
Contingency fund (for unforeseen expenses)	\$ 0.74
All of this adds up to our condo fee of...	\$402.74

OUR AGM IS SCHEDULED FOR 7:00 PM NOVEMBER 25th

As noted in the previous newsletter, we have booked space at the Ranch Centre to catch up on our Annual General Meeting (AGM) for 2020 and at the same time conduct our AGM for 2021

As part of the AGM there will be an election to choose Board members to guide us through 2022. We really look forward to welcoming new volunteers to our team since the current Board has been playing short-handed for more than a year now. We hope a few of our owners will be willing to step forward and offer to take on a directorship for the Board. Your help and expertise are needed and will be much appreciated. While there is no salary for taking a Director's position, the benefits are certainly evident as we look around our community!

This AGM, covering the two years of our Corporation's business, has been scheduled for 7:00 pm on Thursday, November 25th, 2021.

The reason we have not planned a separate meeting for the missed AGM is because the Board was obligated to produce a budget for 2021 – 2022 by the end of July and responsibility for that budget rested with the existing Board. We felt it made little sense to have a new Board elected that would not have had input into the creation of this budget. It would also not be reasonable to have an August election of a new Board only to have them all resign again three months later at the November AGM.

HILLSIDE CLEAN-UP



It's time again for our annual hillside clean up. If you are free to help, please meet near the mailboxes on Thursday September 2 at 10:00 a.m. Please bring some weeding tools.

If the weather doesn't cooperate with our plans, we will choose another date. Questions can be directed to Ursula.

Allan Rix – President
Gordon Johnston, Treasurer / VP
Jane Rizzoli, Secretary
Ursula Jonasson – Community Affairs
Russ Hughes – Landscaping Maintenance
Ken Bygrave – Building Maintenance