



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

October 2021

What's Happening

Around Our Villas

AGM 2021 Plans



We have completed the attendance list of owners who indicated they will be attending the AGM at the Ranch Centre on November 25. Only those owners on the list may attend. Our owners have voluntarily agreed to limit attendance at this meeting to just 15 households – well within the 24-person capacity of the meeting space. The owners attending will be expected to follow these

COVID-19 protocols at the meeting:

- While wearing a mask, enter the building one at a time.
- After showing your photo ID and having your QR code scanned, a name badge, displaying your address, will be given to you.
- While still masked, enter the main hall and sit socially distanced from others.

Owners wishing to participate in the AGM, but not wanting to attend in person, should fill out a proxy form, passing it beforehand to one of the owners who will be attending (or to one of the Directors).

An agenda for the meeting will be sent out later this month.

Our Condo Board Requests Your Help



Now that the AGM date and the attendance list have been settled, the Board of Directors is reaching out to owners in a search for volunteers willing to offer their time in the service of our corporation. The current Board has been operating for more than a year with only six Board members when there are seven positions in need of attention. When we don't have every position filled, there will be some tasks that are left undone. Much of what the Board does can be thought of as maintenance. Neglecting maintenance can have expensive consequences.

What are those consequences? For one, extra costs may be incurred as we may need to increase the services provided by our management company to maintain our property. A Director works for free but having ACMS (Accredited Condominium Management Services) take over responsibilities will be an extra expense for our corporation. Extra costs translate into higher condo fees. A second

consequence of out-sourcing more of our operations would be a decrease in efficiency since more control would be given to an off-site property manager rather than remaining with an on-site resident owner who volunteers for the benefit of their community.

Our Board is asking owners to please consider stepping forward to offer us their help in enabling our corporation to operate without the intervention of our management company. You don't need to possess special expertise in any specialized field as all of us were once 'greenhorn' volunteers and have learned on-the-job how to handle our different portfolios. You'll find Board membership to be personally rewarding and you'll get to know some friendly and very committed neighbours!

There is no need for you to attend the AGM to join the Board, simply inform one of our current Directors that you are willing to join.

FOR THE CONSIDERATION OF OWNERS OF ROCKY RIDGE VILLAS



The City of Calgary is currently in the process of privatizing garbage collection in the Northwest Districts. This will no doubt result in increased costs to the public for garbage removal in the coming years.

At present, our recycle and compost collection is done by Calgary Urban Recycling (CUR), a private company. We have been informed by CUR that they could collect our trash for less than it currently costs to have the city collect it. There are several other advantages to this scenario as well as lower fees:

1. Collection would be weekly, instead of biweekly.
2. Collection would be the same day as the recycling and compost pickup.
3. The bins used by CUR for the garbage are approximately half the size of our current bins and easier to store.

The board would ask that all residents agree to this change, and if so agreed, CUR would handle the changeover with the city. Garbage removal fees would then be removed from your City of Calgary utility bill and would instead be covered by your condo fee. This proposal will be discussed in depth at the AGM.

If you have any questions and will not be attending the AGM, please do not hesitate to contact Gordon Johnston.