



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

January 2022

What's Happening

Around The Villas

Be Careful When Shutting Off Irrigation Water



Following a frigid December and New Year's we finally have some relief from the cold. It was during this thaw that one of our owners discovered water leaking into their lower level. Upon investigating the cause it was discovered that the floodwater was coming from the irrigation shut-off valve on the outside of the unit. This valve is now cracked after having been frozen. The thaw was allowing water to escape through the crack, run down the foundation wall and enter the basement. Normally, in winter, this outside valve should have no water in it. But the irrigation valve inside of the unit had not been rotated the full 90 degrees to turn it completely off. Part of the reason for this is the type of shut-off that was installed on the inside of the unit. (It is shown in the 'off' position in this photo) It is a tiny swivel device that is meant to be rotated by thumb and forefinger but can become stiff over time. After turning off their water, the owner may not realize that the valve is still slightly open. If you have this type of shut-off you should consider using pliers or an adjustable wrench to get more leverage as you turn the water off. You'll know it's off when the swivel can no longer move after you've turned it. Using a tool to complete the shut-off may save you the headache of having water entering your lower level and necessitating a clean-up and possibly a restoration of walls and flooring!

Check Your Assessment



Owners have by now received *Notices of Assessment* from the City and if you haven't yet looked at your property's valuation compared with others, there is still time to do it. In the interest of fairness, it would be best to compare your Mapeland model to others that are identical to yours. Mapeland Homes built ten different models in our villas.

To compare yours, with the same floor plan at a different location in our villas, find your street address in the chart below. All the addresses on the same horizontal line with yours are the same model. If you are the owner of #103 or #108 you'll have nothing to compare yours to, but everyone else has at least one. Owners of 'A' models and 'C' will be able to compare theirs with 13 others. If you find your assessed value is more than other similar properties you may want to launch an appeal, not just to lower your property taxes but also to keep the tax assessment process fair. If you don't challenge this year's assessment the high value will be carried forward to affect

subsequent years. Launching an appeal will not raise anyone's taxes but it may lower yours. The deadline for launching an appeal is March 14, 2022.

To get started with an assessment search, go to...

<https://assessmentsearch.calgary.ca/externallogin.aspx>

Click on '**Public Access Search**'

There are two pages for the terms of service. At the bottom of the second page, read the code, type it in and click '**Accept the Terms**'

On the Search by... page, click on '**Street Name**'

From the left side drop-down menu, select **Rocky Ridge** as the community, then select **Rocky Ridge Vi** from the drop-down list of street names. Then click on '**Search**'.

You'll see a list of our Villas starting with #6. To see the assessment for each one, click on '**Show**'.

Mapeland

Model	Address in Rocky Ridge Villas													
A	06	07	08	09	10	11	12	13	16	17	19	20	112	222
C	106	110	116	118	120	122	126	128	206	208	210	212	226	228
C2	216	218	220											
E	108													
F	109	215												
G	105	107												
H	103													
I	102	202												
K	115	117	119	121	132	207	209							
K2	111	113	130	203	205	211	219	221	225	227				

Don't Forget to Run Your Bathroom Fan



It is very common in Calgary's climate to have warm moist air drifting slowly up the bathroom vent pipe until it rises higher than the depth of the ceiling insulation. At that point the moisture becomes frost inside the pipe which only grows thicker as long as the weather stays cold. When we get a chinook, or warmer temperatures the frost, in the pipe, melts and runs back down the pipe, dripping onto the drywall of the ceiling around the bathroom vent. This is sometimes

referred to as 'attic rain'. All this can be avoided by running the fan regularly to move the moisture out through the roof vent before it forms the layers of frost. Unfortunately, people tend to avoid this when having a shower or bath because the air movement makes them feel chilly. But the fan can be run comfortably if you simply run it after you leave the bathroom.

The Villas of Rocky Ridge Ranch Board of Directors 2022

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