



## 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

September 2022

## What's Happening Around The Villas

### Garbage Collection



As previously agreed we have arranged to have Calgary Urban Recycling take over our garbage collection. We had hoped this would have taken place on or before Sept. 1, 2022. However, the City of Calgary has not been as helpful as they could be.

CUR is trying to arrange for the large black city owned bins to be picked up and replaced with the smaller CUR bins. We have to wait until the City does what is required of them before we can proceed.

Please be patient and we will let you know when to place your bins out to be collected.

### Complying With Our Bylaws

This newsletter gives our Board of Directors an opportunity to review some aspects of our Bylaws that might sometimes be overlooked. The Board has the responsibility to maintain the exterior of our buildings, the 'Common Property', and the 'Managed Property'. 'Common Property' refers to the area around the mailboxes, our roadway and the grassy area at the east end, while the 'Managed Property' refers to all the land not underneath our buildings. 'Managed Property' is the sum of all our owners' yards - which is the land cared for by Green Acres. Some of the Bylaws allow for owners to apply for and possibly receive Board approval for how they would like to modify their yard but other actions are simply forbidden. Some Bylaw examples are as follows:

Page 45 of the Bylaws reads...

An Owner or Occupant SHALL NOT cook on a deck or patio other than using a natural gas,

propane gas or electric barbeque. No charcoal briquette barbeques shall be used anywhere on the Project. No wood burning devices or fire pits shall be installed or used on the Project unless approved in writing by the Board prior to use.

From page 46 we see...

An Owner or Occupant SHALL NOT paint, decorate or otherwise alter any portion of a Building or a Unit required to be maintained by the Corporation without the express, prior, written consent of the Board.

On page 50...

An Owner or Occupant SHALL NOT in any manner whatsoever, without first obtaining the written consent of the Board, change, improve, alter, adjust, remove, disfigure or otherwise disturb the Managed Property or any part or component thereof.

It becomes clear that if you have a plan you'd like to implement, your first step should always be to apply to the Board for permission. Be prepared to show us your plan and the Board can verify it is in compliance with the Bylaws. If the Board does not approve of your current plan consider modifying it to bring it into compliance. Also please remember that your project cannot result in extra costs for the Board - all the costs must be paid for by you

## Did you Know?

The Bylaws state that garbage containers should stay inside your garage until the evening before the day it is collected. The rationale for this Bylaw is to always keep our driveways clear, which becomes especially important in winter when snow needs to be removed.

## Mark Your Calendar

The Villas of Rocky Ridge Ranch will hold their Annual General Meeting (AGM) at 7:00 PM

**Wednesday November 30<sup>th</sup>**. The meeting will be in the lower level of the Ranch Centre, which is just to the north of the Villas. More details will be available later.

## Condo Fee Increase

Our condo fees increased by \$16.01 on September 1<sup>st</sup> to \$418.75. This is a boost of just under 4% over the previous budget. We have seen increases in the cost of our insurance, electricity to operate our streetlights, and administration by ACMS. This autumn we are expecting our recycling/compostable contractor will be taking over garbage collection from the City of Calgary. Because condo fees will then be paying for garbage collection we need to increase our fee to pay for the new corporation expense (also note that your City of Calgary 'Utility Bill' should not be charging you for garbage collection once this changeover takes place).

Here is how your monthly fee is spent:

Reserve Fund Contribution	\$129.81
Insurance on our buildings	\$104.69
Landscaping/snow removal	\$113.06
Utilities (electricity)	\$16.75
Repairs & maintenance	\$25.13
Administration	\$29.31
Total fee (They all add up to)	\$418.75

## Posing For a Picture



## Rocky Ridge Villas Social

It was great to see 39 people attend the BBQ this year. Other residents wanted to attend but were unable to make the date. By holding the event later in the afternoon we were able to find some shade and relief on a hot summer's day.

Thank you to all who contributed to making this event a success. Many people dropped off tables and helped with setup and cleanup. Many more helped with food preparation and brought delicious food contributions to round out the meal of chicken, ham, potato salad, cranberry sauce and buns. Our summer social is a big hit year after year, providing a wonderful opportunity for everyone to reconnect.



### **The Villas of Rocky Ridge Ranch Board of Directors 2022**

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