



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

December 2022

What's Happening Around The Villas

New Board Positions

For the benefit of owners who were unable to attend the AGM on November 30th, the existing Board was re-elected to serve another term and has already had their first regular meeting on December 15th. At that meeting the portfolios being assumed by each Board member were up for grabs. Most Board members opted to stay with their original portfolios, but our Secretary and our Community Affairs leaders decided to switch roles. So, Ursula Jonasson is now our Secretary and Jane Rizzoli is now overseeing Community Affairs.

Board positions for 2023:

President	Allan Rix
Secretary	Ursula Jonasson
Treasurer & V.P.	Gordon Johnston
Landscape Mtce.	Russ Hughes
Building Mtce.	Ken Bygrave
Community Affairs	Jane Rizzoli
Special Projects	Reg Lippitt

Good News About Our Board's Debts

At the AGM it was revealed that our corporation had been carrying a debt that was supposed to have been paid by *United Roofing* back in 2018. This debt was owed to *ProStar Restoration* for work they did on one of our units whose roof leaked after *United Roofing* replaced our shingles in 2017. *United Roofing* accepted responsibility for causing the leak and for paying for the entire restoration. A dispute between the two companies ensued and *ProStar* transferred the unpaid debt to our corporation instead. Jorge Molina, operations consultant from our condo management company, told our AGM participants that *ProStar* would soon be eliminating the debt from their records, and just before Christmas we had confirmation that it had been removed entirely. The amount owing had been \$9,354.95 and, apparently, *United Roofing* has already paid a good portion of it. The important thing for us is that it is no longer our corporation's liability. Christmas came a little early at the Villas of Rocky Ridge Ranch.



Don't Become the Next Victim of 'Attic Rain'

Just before Christmas we had a short cold snap reminding us that winter is lurking right around the corner, just waiting for us to forget to operate our bathroom fans. During the cold weather moisture freezes in the vent pipes above your bathroom. If the fan is not turned on to evaporate that frost, it simply builds up in layers. Then, when we get a chinook, it quickly melts, dripping from your bathroom fan like its 'raining in the attic'. When it is already leaking the fan cannot evaporate the moisture fast enough to keep ahead of the melting. The solution is simple. Run the fan at least 30 minutes after each shower or bath. This will harmlessly blow the excess moisture out your roof vent into the outside environment.

Last but not Least

Our Board hopes you've had a very Merry Christmas and we wish each of you a Happy and Healthy New Year. Drive carefully and watch out for icy conditions whenever you walk!

