



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

April 2023

What's Happening Around The Villas

BOARD PRESIDENT CORRECTS LAST MONTH'S ERROR

I need to acknowledge and correct significant misinformation that appeared in last month's *Villa Views* concerning the need to have your unit monitored when you're away. Here is what was stated:

"...when you're away someone needs to check your place every 72 hours. This is a requirement of our insurance policy. It is not negotiable."

The error lies in suggesting the need for monitoring every 72 hours was an expectation built into our insurance policy. I wrote to Sherry Bignell at BFL, the insurer of our buildings, to find out what the insurance company's expectations really were. The answer I got was not what I was expecting. Here is what she wrote:

"WE DO NOT INSURE occurrences that occur after the dwelling building has, with your knowledge, been vacant for more than 30 consecutive days."

This wording, I found out, is almost identical to what is contained in my own condominium owner's policy from TD Insurance. The real reason why vacant units need monitoring every 72 hours (3 days) is not found in insurance policies but in our bylaws on page 47:

(xxxvi) "An Owner or Occupant SHALL NOT leave a unit vacant or unattended to in excess of 72 hours without inspection by the owner or his/her agent."

While unsupervised condominiums may not go against insurance expectations they will be in violation of the bylaws if not inspected every 72 hours.

The Board's advice, in the previous *Villa Views*, still stands. Owners should arrange to have a 'buddy' regularly check on their unit whenever they're away for 3 days or more.

GREEN ACRES SPRING CLEAN UP

We've all noticed that Green Acres has started its spring maintenance including removal of all leaves, litter and seasonal debris from lawns, hedges, shrubs, tree wells. Grass areas have been power swept or power raked where possible. Please remember to direct concerns or requests for landscaping to Russ rather than any of the Green Acres crew. Stay tuned for the notice in May to turn on the outside taps.

PREVENTATIVE MAINTENANCE INSPECTION REPORT

UNIT ADDRESS: _____ Rocky Ridge Villas OWNER: _____

INSPECTED BY: _____ DATE INSPECTED: _____

ITEM #	ITEM TO BE INSPECTED	WORK REQ'D, 'NO'	WORK REQ'D 'YES'	COMMENTS (Describe the problem. Give detail about the issue and where it's located at your unit.)
1	SIDING			
2	EXTERIOR COACH LIGHTS			
3	EAVES TROUGHS & DOWNSPOUTS			
4	IS PAINT REQ'D ON GAS METER PIPING?			
5	FRONT HANDRAILS (WHITE PAINTED)			
6	DECK MEMBRANE CONDITION			
7	ANY LOOSE STONework?			
8	EMERG WATER SHUTOFF – BLUE			
9	HOUSE NUMBERS (needing paint?)			
10	GAPS UNDER SIDEWALK?			
11	CONCRETE STEPS			
12	CONCRETE SIDEWALK			
13	CONCRETE DRIVEWAY			
14	FRONT SHRUB BEDS			
15	KITCHEN VENT LOUVERS			
16	<i>LIST ANY ADDITIONAL ITEMS ON BACK</i>			

USE BACK OF SHEET TO LIST MORE ITEMS. WHEN COMPLETED, PLEASE HAND THIS TO A BOARD MEMBER.

Not all items inspected will be addressed. The Board will decide which priorities to repair based on safety considerations and the resources available.

Preventative Maintenance Inspections



Please complete the form on the previous page and deliver it to any board member by the end of May.