



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

June 2023

What's Happening Around The Villas

AN IMPORTANT MESSAGE FROM THE BOARD OF DIRECTORS

Our Board of Directors has decided to replace the management company that provides service to our condominium corporation. While our Board has been working with Accredited Condominium Management Services (ACMS) for more than 16 years, we have lately been dissatisfied with the service we've been getting. Our management agreement with ACMS ends on August 31.

During the winter our Board received management proposals from three companies, all of which had been recommended by people we know, who live in other condominiums. The Board of Directors considered each proposal and weighed the advantages of each, before deciding the one from Quarter Park Management was the most comprehensive and offered the best value to our corporation. We are pleased to inform you that, in early April, the Board of Directors decided to hire **Quarter Park Management** to be our new condominium management company. They have a great track record, excellent reviews and will take over from ACMS starting **September 1, 2023**.

Since our condo fees are collected on the first day of every month, and ACMS will not be authorized to collect anything from us after August 31st, 2023, Quarter Park Management will need to set up our Rocky Ridge Ranch account in advance. To do so they will be collecting information from every owner in our corporation. Within the next few weeks, they will send you an emailed letter introducing themselves and providing forms for you to fill out. The emails arriving in your inbox will be from the domain @quarterpark.com, so this will give you assurance that they are not scams. Because owners have not authorized ACMS to transfer information to our new management company, Quarter Park Management will need owners to provide personal and banking information directly to them.

The Board is confident that management services will be much improved, and we hope that you, too, will be pleased with our choice of management companies. Thank you for your understanding and we look forward to your cooperation in welcoming Quarter Park Management.

From the Board of Directors for the Villas of Rocky Ridge Ranch CNN 981 1303

WELCOME TO OUR VILLAS



We are happy to announce and give a warm welcome to a friendly new resident, who just moved into the Rocky Ridge Villas. On June 19th, Bev Kee watched with eager anticipation as her familiar furniture was moved into her new home. Now she has time to search through all those boxes to see where everything was put! We've all been there, and we wish her well. She has already met her nearest neighbours and will be happy to make your acquaintance too!

IN CASE OF EMERGENCY

Accidents and sudden illness can occur at any age, and everyone is especially vulnerable when home alone. Recently, a Villa resident called EMS, but the resident was incapacitated and was not able to unlock the door. Neighbours tried to help but were unable to locate a key to the residence. This resulted in considerable delay in assisting the resident and necessitated a forced entry to the home. In hopes of avoiding this type of delay in the future, we suggest giving a key to one of your neighbours. We are also starting a Villas Emergency Contact List which we encourage you participate in. Once you have provided a key to a neighbour, please contact Jane Rizzoli to advise her of the name, unit number and phone number of the neighbour who has your key. With keys close at hand and this contact list in place, residents should be more likely to get assistance when needed.

More safety tips:

- Make sure your house number is visible from the street and always have a light on after dusk and before dawn.
- Consider getting a personal Medical Alert service. There are a number of companies offering this service.
- Consider putting an ICE sticker in your window. ICE = In Case of Emergency List a phone number of someone emergency services can contact.

ICE + (403) 123-4567

- Think about safety for every job, both inside and outside the home.
- Many accidents occur in bathrooms. Consider bathroom modifications that prevent falls, like handrails and non-slip surfaces.
- Assist visitors to your home by keeping outdoor walkways clear and consider adding railings to stairs and coloured safety strips on steps.

Check out these links for more safety tips:

Calgary Home Safety, provided by The City of Calgary- <https://www.calgary.ca/safety/home-fire-safety.html>

Government of Canada safety guide for seniors <https://www.canada.ca/en/public-health/services/health-promotion/aging-seniors/publications/publications-general-public/safe-living-guide-a-guide-home-safety-seniors.html>

Order a hard copy of this guide, The Safe Living Guide,-A Guide to Home Safety for Seniors by calling toll-free 1 866-225-0709.

25th ANNIVERSARY ROCKY RIDGE VILLAS STORIES

We continue with our 25th Anniversary stories received from owners. This one, written by Jeannette Cahoon, details all the connections she discovered she had with people already living here when she moved here. We hope you enjoy reading it.

Judy and Carol

In 2007, my husband (Tom Cahoon) and I had recently retired and wished to purchase a turn-key villa in Northwest Calgary. We had been searching for some time but were not impressed by the workmanship of any of the units we had seen.

One day we were driving around house hunting with two friends, Rosemary and Bill, when we spotted a "For Sale" sign at the entrance to Rocky Ridge Villas. Rosemary immediately said, "Turn in here. My brother-in-law and his wife live here, and they really like it." As fate would have it, the unit for sale belonged to Rosemary's in-laws, Sue and Vern Spate. The Spates invited us all in for coffee and they were very enthusiastic about the community, how nice everyone was, and how the neighbors and board members did much of the upkeep of the community, which kept the condo fees low. They also explained that their freestanding unit (102) and the unit directly across the road (202), now owned by Stephen and Pat Hardy, had been built as a home for the developer (202) and the Spate home had been intended for the developer's parents. Vern pointed out to us some of the special attention to detail in the construction of his home. At the time of construction, the developer's parents resided in Ontario but were looking forward to moving to Calgary. Unfortunately, the mother passed away before they could relocate, and the father decided to stay in Ontario. The unit was then sold to the Spates.

After a tour of the home, we decided it was exactly what we were looking for. There was a problem though. The realtor had scheduled an open house for the following morning, and we were certain it would sell immediately so we decided to make an offer on the spot. We are not normally impulsive people but that turned out to be a good decision. The realtor came over and the deal was done. It was the fastest decision we had ever made.

We knew we had made a wise choice when, a few days after we moved in, Maxine and Deet Adam (207) dropped by to welcome us to the community. As we gradually met our new neighbors, we were amazed at the number of connections we had in the Villas. Tom played Old Timers Hockey for years with Jim Duggan (128). We had attended several tournaments together and had many mutual friends. I had worked, many years before, with Gayle and Dick Shannon (117) when we were all at Canadian Western Natural Gas Company and we even bowled together. We also had mutual friends with Carol and Larry Larson (203) also from the Gas Company. Kaz Van Tuyl (116) and I were fellow members of the Ladies League at Fox Hollow Golf Course. I even had a connection with my next-door neighbor, Barbara Kapteyn. My aunt and Barb's mother were friends. What a small world we live in.

Our good luck in finding this community has been reinforced many times. When I fell and broke my arm, neighbors arrived bearing food. When COVID-19 hit, Anna Rath (103) started an exercise class which she held outdoors, summer and winter, weather permitting. We obeyed the social distancing rules and enjoyed the classes but mostly we enjoyed the opportunity to socialize safely. Thank you, Anna. One of my favorite neighborhood activities is the annual summer barbecue. It's a great chance to meet new neighbors and catch up with old ones. Other fun events are the annual neighborhood garage sale, and finally, the new gathering spot at the mailboxes.

I have never regretted that spontaneous decision we made when we bought in Rocky Ridge Villas.

Jeannette Cahoon

2023 BBQ AT THE VILLAS Jane Rizzoli

We have decided to postpone the BBQ until sometime in August. We will send out an email well in advance as to when and where.

