



THE VILLAS OF ROCKY RIDGE RANCH

Condominium Corporation No. 9811303

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Calgary, AB T3G 4R2
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Villa Views

October 2023

What's Happening Around The Villas

AGM POSTPONED UNTIL FEBRUARY

Our Annual General Meeting has traditionally been held near the end of November but for this year it needs to be moved to near the end of February. This is because we have changed management companies and the accounting transition from one manager to the next typically takes 60 to 90 days following the changeover. Quarter Park Management took over on September 1st and 90 days would bring us to the end of November. But after the transition period is complete, and all the financial records are in order, we then need to await the results of an independent audit of our financial records. We're told this can be a 6 to 8-week task, once all the records are delivered to the auditor. Waiting as long as 15 months between AGM's is permissible under the Alberta Condominium Property Act. We will let you know the date and time of our AGM in a later edition of Villa Views

JOIN OUR TEAM OF DIRECTORS

At our AGM we will, again, be conducting an election of the entire Board of Directors that looks after the needs of our community. The entire Board will be resigning at the meeting and a new Board will be chosen from available volunteers in our community. Some current Board members may decide to stand for election for another year of Board service. No specific qualifications are required to become a Board member other than being an owner in good standing with our management company and having a willingness to devote time to the maintenance of our corporation's assets. Volunteers are not elected to specific positions on the Board. At the first Board meeting following an election, the elected members will choose their portfolios.

Owners are encouraged to consider volunteering to join our Board. It is a great way to become familiar with the community and you'll be working with some very dedicated people. Our Board meets once a month, usually in each other's homes but we've also conducted virtual meetings on Zoom when members are ill or are away on holidays, and in warmer weather, we've even had meetings outside at the flagpole! The members of the Board collectively decide both the day and the time when they will meet.



WINTER SERVICE FROM GREEN ACRES



With snow still covering the ground nearly a week after it fell, it is evident that Green Acres has transitioned from Summer service to Winter. If you collected bags of yard waste for pick up, you can store the bags until spring or take them to the landfill for composting.

Please be aware that Green Acres does not guarantee same-day service when it comes to snow removal. Their only guarantee is that they will clear the roads and walkways within 24 hours of the snowfall ending. Remember, too, we are just one among many clients that Green Acres serves so we don't receive any more priority than any of the others. Please be patient. It is winter after all.

25th ANNIVERSARY ROCKY RIDGE VILLAS STORIES

We offer next the final short story celebrating memories over the span of 25 years at the Villas of Rocky Ridge Ranch. This one was submitted by Donna Alberts, a recent arrival, who moved into our community last November. Thank you to all the authors who contributed their thoughts to this project.

MOVING ADVENTURES

During the pandemic, we had an urge for change, time for a post mid-life adventure. We put our house in Red Deer up for sale and, in July 2022, after a couple of years of being on and off the market, it sold. The movers came on September 13 and, though it wasn't the smoothest of moves, by the evening of September 14 everything except the most important items were at their storage facility in Calgary.

But... we still weren't sure where we were moving and weren't even sure if we'd stay in Alberta. We'd been looking in BC and had also seen several Calgary houses with a real estate agent, but nothing was suitable. Late on September 8th, I saw a listing for 215 Rocky Ridge Villas. It was the best place we'd seen online in weeks but when I called the real estate agent there were already 2 offers on it, with a probable 3rd and no time to get to Calgary to have a walk through. Thank goodness for technology. We were able to schedule a virtual walk through of the house, the last slot available, and it was by far the best we'd seen. Plus, it was in a subdivision that was one of our first choices. The real estate agent who did the walk-through with us said it was a good area and that in walking through the house it was one of the cleanest and nicest she'd shown. We made an offer and had a call from our agent at 10 p.m. that night saying our offer was the one accepted. We wouldn't be able to see the place until after conditions were removed but prior to finalizing the purchase, we drove through the Villas and talked with neighbours who spoke glowingly of the condos. Since our possession date was flexible, we weren't sure whether we'd get in sooner than November or as late as mid-December. It was quite the relief when November 7 was confirmed!

During a blizzard, we got the key, unloaded a carload of possessions that hadn't gone into storage and returned to our Air BnB. The next day it was back to our new home to clean. When we arrived, we discovered the front door had been kicked in and several items stolen along with the house keys, mailbox keys and garage remote that were left on the counter by the seller. Instead of cleaning, the day was spent dealing with the break-in including trying to find repair people and locksmiths. Everyone was booked up so trying to get the house secure was a worry. But it could have all been so much worse. Plus, there was immediately welcome support and assistance provided by neighbours as well as the Condo Management Company and the Condo Board Chair.

On our moving day, November 9, we were relieved to finally find a company available to repair the door, the locks got changed and the garage remotes recoded. Although the Calgary moving team was 5 hours late (they couldn't find keys to the storage units so had to call a lock cutter), they worked quickly and efficiently and were done by 8 p.m.

In the days and weeks that followed, we continued to feel welcomed by others in the Villas. The assistance, caring and kindness meant so much. The Villas' neighbourhood is a friendly, caring community and it's starting to feel like home. It's been an adventure for sure and we are blessed to have found a great place to live in a friendly condo complex with wonderful neighbours and gorgeous mountain views nearby. Thank you to all!

Submitted by Donna Alberts at 215 Rocky Ridge Villas