



Deerfield Village Newsletter



Your Board:

Larry Morrison - President
Brenda Shumay - Vice
President/Grounds
Willie Winsa - Treasurer
Ashley Hart - Secretary
Lindsey Racher
Len Carrier
Cathy McLeer

Property Manager:

Judy Walker
Condominium manager
Ultimate Property
Management
Email:
judy.walker@ultimateproperty.ca
Phone: 403-287-3056
Fax: 403-235-3007

***Ice melt will be placed
around the complex.
If you see icy spots,
please be proactive and
spread over the area.
Together we can help
prevent slips, trips, and
falls which could
seriously injure a fellow
neighbour.***

President's Message -

Condo Board Meeting January 16th, 2017 Information:

The Board performed a thorough review of the budget for the coming fiscal year. The goal was to minimize any increase in contributions during these difficult times to which a lot of Albertans are facing. It is through this effort we are pleased to announce that, for this fiscal year, we have been able to get the increase to owners down to 0%. There will be no increase in condominium contributions this fiscal year. Now, with the introduction of the carbon tax Provincially, and potentially next year Federally, we will be monitoring our expenses and bills to see what impact this will have on our operating expenses. While we could do this for this fiscal year, we may not be able to do this again next year if operating costs increase due to the imposition of this tax and/or other expenses. Also, as a reminder, condominium contributions are due to the beginning of each month, the 1st, and not at the end of the month. Please ensure all payments are made for the 1st of each month with either post dated cheques, or for withdrawal from your financial institution if using automatic withdrawal.

Window Replacement:

Please be advised, all windows and exterior doors must be replaced by companies that are NAFS, CSA approved and must meet the exterior standards and current building codes. So far, the Board has approved Supreme (Carl), LUX (Steve), SIS, Vinyl Pro and Ply Gem Windows. If you choose another company that meets the standards and is approved, please advise the Property Manager to verify this accreditation by letting us know your contact, and we will add them to our list if this can be verified.

Bylaws:

All condominium properties in Alberta are governed under the Alberta Condominium Act, and as such, require an approved set of By-Laws detailing the restrictions, requirements, rights, and responsibilities of both the Board and Owners regarding Condominium occupation. It is the responsibility of a buyer, or an owner, to ensure they either receive from their Realtor when purchasing a condominium property a set of the most up to date By-Laws, or for current owners, to have in their possession a set of these. A copy of these By-Laws can be purchased through our Property Manager.



Deerfield Village Newsletter

Safety Concern - Children's Safety in the Complex:

The large amounts of snow we received in December, and early January, has resulted in some large piles of snow placed in some of the green areas. Please remind your children to be very cautious around these snow piles, and not to tunnel into these piles due to the potential for one of these tunnels to collapse. This is unfortunately a tragedy which occurs every winter in Calgary, and through talking with your children about the dangers of this, we can hopefully avoid such a tragedy here. As well, Parents please advise your children they are not to play on top of the rubbish bins. They could fall off these and seriously hurt themselves, or end up with an infected cut or worse due to the garbage content.

As the weather warms, and the snow melts, keep outdoor cleanup in mind: pet messes, holiday items, old plant, etc. Please dispose of accordingly. For dog owners, back areas are to be kept clear of feces at all times. Please keep your back-deck areas clean.

- **Driver's, please be careful of your speed, as we have many children playing in this complex. The Speed limit here is 15 km. Be especially mindful of this when turning around blind or obstructed corners. Those continuously reported for speeding could end up having their privileges of parking in the complex's parking lot rescinded. Report incidents of contractors or delivery drivers to the Property Manager if speeding is observed.**

Recycling:

Please make sure you are collapsing your boxes before putting them into the bins so there is room for your neighbours:

- Not collapsing them fills these bins up rapidly, resulting in increased costs to dump them more often.
- No collapsing your boxes, and leaving it for others to do, is a poor reflection on the individuals who do this.
- Do not leave any materials beside the bins, as it will not be picked up if left there.
- If there are large items left by the bins, the Corporation must pay extra to have this picked up and this could result in higher fees.

Please report to the Board if you see people dumping materials such as furniture, mattresses, or construction materials. It is helpful if you have their unit or license plate number. If you see contractors dumping, please report their license plate numbers to the police, as this is considered illegal dumping.