



Glenbrook Meadows

Fall 2016 Newsletter

If you have recently moved in to our Glenbrook Meadows Condominium Complex, we would like to welcome you to the community. We hope that you will enjoy the beauty of our 10-acre complex and the many benefits that condominium living offers. Whether you are a new homeowner, renter, or you have lived here for years, our newsletter will hopefully have answers to some of your questions about our complex. If you have any questions in between newsletters, please contact our Property Manager Judy Walker of Ultimate Property Management.

You can reach Judy at (403) 287-3056 during business hours or by email at judy.walker@ultimateproperty.ca

Our 24-hour *emergency only* after hours Ultimate Property Management contact number is also (403) 287-3056.

Your 2016 - 2017 Glenbrook Meadows Condominium Complex Board of Directors are:

Al Kemble	Unit 80
Sylvia Griffiths	Unit 115
Helen Kurtz	Unit 124
Bea McLaren	Unit 50
Stephanie DeGraaff	Unit 32
Nancy Turner	Unit 25
Heather Campbell	Unit 142

SAFETY REMINDER

911 for emergencies

403-266-1234 police non-emergency

As there has been an increase in prowlings, thefts and break-ins in our area, please ensure you are locking your doors and windows at all times. Be aware of your surroundings. Get to know your neighbors. Watch out for each other.

**If you witness a crime in progress
CALL 911**

If you are hearing/witnessing a domestic disturbance within the complex CALL 911

Board members can provide visitor parking passes between 10am and 8 pm. Please do not send your visitors to obtain parking passes as they can only be provided to identify residents. The Calgary Parking Authority will be called to ticket and potentially tow any vehicles that are parked unlicensed, illegally or overnight without a pass.

If you find someone parked in your assigned stall, you must contact parking authority yourself, showing proof of ownership which is located on your estoppel certificate, to have them ticketed and towed. The Board is not involved in towing from owners' stalls.

For the security and safety of all who live in our community, we require all residents, and their visitors, to follow our parking by laws.

If you have questions about your assigned parking spot or about parking availability in our complex, contact Judy Walker at Ultimate Property Management for more information.

NEW BUSINESS

Lighting in our complex:

Twice a year, we have an inspection of all of the lighting in our complex and we regularly address if the large flood light bulbs need replacing.

We have added a couple new lights at ends of the buildings, in the hopes that it will detour crime and increase safety. If you have suggestions on areas that need improving, please send Judy an email with your ideas.

THANK YOU!

To all who participated in the first ever Glenbrook Meadows Garage sale this summer. We look forward to having another one in Summer 2017. Start collecting your treasures now!



Thank you to Helen Kurtz Unit 124 and to her family for their kind donation of the lending library, and hard work of her neighbor Trevor who volunteered his time to put up the lending library just off the south fire lane. Come and check it out! There are some great books, and it also accepts movies, magazines and the like. Take a Book, Leave a Book, and Enjoy!

We also have some artistic young souls in our complex who we have to thank for some beautiful sidewalk chalk artwork and some painted rocks found around the complex this past summer. We love the creativity and spontaneity and what it adds to our community!

There have been some new railings installed by walkways around Buildings A, I and J in the past couple of weeks.

Landscaping

We are very pleased with all of the work that has been done on our grounds this past Spring, Summer, and now into Fall We have had Tree Doctor out caring for our many sick and aging trees and shrubs, and we have a continuing contract with them for more work in Spring 2017. Green Meadows is the company that has been doing all of our landscaping and we have a continued contract with them for the coming year.

Winter is coming...

Snow removal is in our near future, and Green Meadows will be providing their services for us again this year. They are familiar with our complex and some of the challenges we face in certain areas. If you have any issues during the next few months, please email or call Judy at Ultimate Property Management so she can pass them onto the work crews before they arrive. Don't forget, there are gravel bins at the ends of each of the buildings and in the winter they mix in ice melt product as well. This is for everyone's use if you see a problem area developing.

SHARED SPACES

- Bike owners are asked to move their bikes into storage for the winter. Bike storage is not allowed on balconies or in flowerbeds. Please note that we will be sending out a notice regarding bike rack clean up in the spring. Any unclaimed bikes will be donated.



One of our local residents in the last of the green grass!

- No open flames (outdoor heaters) are allowed on patios, balconies or in green spaces. Please extinguish all smoking materials in flame safe receptacles, not in our dumpsters. Cigarette butts are not to be discarded in common areas. Please respect the families that you are attached to and keep our homes safe from fires.

- Thinking of doing renovations? Ultimate Property Management is required to review your request and let you know what you need to do to meet our condominium by-laws. Noise bylaws are noted in your condo documents, and will be included as a reminder on your renovation approval letter. Complaints about renovation noise, or other noise concerns, can be reported to Ultimate.

- Most pet owners cherish their animals and are rightly responsible to and for them. Glenbrook Meadows by-laws state that we are limited to only 2 pets per unit, no snakes, spiders, rodents or reptiles. All pets need to be approved by Ultimate Property Management prior to them coming into your home. Dogs must be on leash within the complex at all times.

Weight limit for dogs is 50lbs full grown, and no aggressive breed of dog is allowed. Damages to property caused by dogs are the responsibility of the owner. Concerns about aggressive dogs should be reported to both Ultimate Property Management and to the City of Calgary Animal Control Services. Barking complaints are reported to the City of Calgary by dialing 311. Please enjoy our collectively used green space and adjacent dog park responsibly.

- Did you know that liability for water damage to another unit carries a \$10,000 deductible? We strongly encourage all Glenbrook Meadows residents to check the age of their water heater and to ensure their all washer hoses are draining properly (washer, dishwasher, and hot water tank). Washing machine drain hoses should be replaced every five years, water tanks should be replaced every 10 years.

ALL END UNIT RESIDENTS please ensure you turn off the outside water taps at the shut off valve located in your unit.

As a quick reminder, please ensure you test your smoke alarms and CO2 detectors twice a year and replace batteries annually.

Did you know that we have 155 trees and more than 100 bushes and shrubs in our complex? Trees include

94 Spruces, 20 Maydays, 15 Crabapples, 8 Swedish Columnar Aspens, 6 American Elms, 6 Amur Cherries,

2 Poplars, 1 Hawthorn, 1 Willow, 1 Green Ash and 1 Mountain Ash. Shrubs and bushes include junipers,

Lilacs, caraganas, Mugo Pines, Cotoneasters, Nanking Cherries, rose bushes, Potentillas and Ninebark.

Color Me!



Wishing you and yours a fabulous fall and a happy Halloween!