

# THE MILESTONE NEWSLETTER

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## Bylaws

All owners and tenants are encouraged to read our bylaws, particularly the Duties of Owners and the Restrictions on Use and Occupancy sections which detail policies of the corporation as well as the rights and responsibilities of all owners and tenants.

## FAQ

- Milestone bylaws permit a maximum of two domestic cats and fish in a maximum five gallon aquarium. No dogs are permitted and no reptiles or livestock will be allowed.
- Visitor parking is reserved for visitor use only. Owners and/or residents cannot use visitor parking. Should you require additional parking, please park those vehicles on the street. Since all parking stalls in the parkade are registered by title to unit owners, owners may rent their stalls to other residents.
- For additional security, there is a camera in the main entrance lobby which can be viewed at any time on Channel 399 for televisions with a digital box.



Image of Damage to Exterior Wall

## Construction at the Milestone

On May 19th, 2016, Concept Building Systems started stucco demolition and construction at the Milestone. This construction includes the removal and replacement of exterior stucco, the repair of any defects, and the temporary removal of balcony railings for work purposes. As such, the City of Calgary has declared our building to be a construction zone and has posted Building Permit No. BP2016-02624 on our lobby door.

### *Expected Work Time and Noise*

Workdays begin at 7:00AM Monday to Friday, and 8:00AM on Saturdays, weather permitting. The work is scheduled to take several months, and should be completed sometime in August. Noise will be worst during demolition and cannot be avoided. As the demolition moves eastward, noise in your unit will vary depending on your location.



## Recommendations

The board recommends Residents take the following steps during construction.

- Keep your windows closed during work hours to keep dust out of your unit.
- Remove any paintings or wall hangings on the interior side of affected exterior walls.
- Immediately report any interior damage to Judy Walker at 403-287-3056
- Residents wishing to spend time outside during construction may use Milestone’s pergola in between buildings 1000 and 2000.
- Residents can call the Calgary Fire Department if they believe safety has been compromised, or if they wish to personally ensure that all construction remains within code.

## Safety Measures

When dealing with any construction situation, **safety must always come first**, even if it compromises convenience. As per the Construction Safety Advisor’s recommendation, tape and signs have been and will be placed across each patio/balcony door to ensure your safety. **Residents will not be able to use their patios/ balconies until they have been completely re-constructed.** Do not touch or remove anything from the construction site. Interference can cause work to be shut down, large fines to be given out, and may cause serious weather damage to the building.

Please refer to the City of Calgary’s [Residential Construction Site Safety Guide](#) for more details. The board would like to remind all residents that safety is everyone’s responsibility and that this construction affects all of us. Should you disagree with the directive Milestone received from the Safety Advisor, please contact Chris Jager, Safety Codes Officer, City of Calgary Planning, Development & Assessment to lodge a complaint.



## Possible Damage

During this time, damage to interior drywall plaster over nails screws and joints may occur. Please report these items to Judy Walker at Ultimate Property Management Inc. immediately. Any subsequent interior repairs reported to Judy will be done in August/September as per the Sealant and Clean-up timeframe on the construction schedule.



## Recycling Burglar

It has come to our attention that some unknown person(s) has been removing recyclables from the garbage shed. Only authorized board members can remove refundable recycling items from the garbage shed as all of this material is the property of the Milestone Condominium. Anyone caught removing recycling from the garbage shed will be reported to the police. All residents are encouraged to keep watch for this person(s) and to report them on sight.

## Removal of All Items from Balconies

All items must be removed from the affected balconies. The storage of these items is the responsibility of each unit. Residents can store items in their units, lockers, or at another location off-site. Please be advised that propane tanks can **Never** be stored indoors. The board suggests the south-east corner of the property for propane tank storage. Shown here:



## Inconvenience

The Milestone Condo Board understands that this construction affects all residents of the Milestone (including board members!) in countless different ways depending on individual circumstances including gender, age, marital status, financial status, physical status and medical conditions. Identical to road construction creating inconveniences for motorists, building construction like the work being done at the Milestone creates inconveniences for residents. We apologize for any inconvenience this much-needed construction has caused, and that it is being undertaken for the benefit of all residents and owners.



### Ultimate Property Management

If you have any questions or concerns regarding the Milestone please reach out to Judy Walker at Ultimate Property Management.

Telephone: 403-287-3056

Fax: 403-235-3007

[judy.walker@ultimateproperty.ca](mailto:judy.walker@ultimateproperty.ca)

or

Ultimate Property Management

Address:

106, 811 Manning Road NE,  
Calgary, Alberta T2E 7L4

<http://www.ultimateproperty.ca>

The Milestone also has a website,

[http://](http://milestonecondo.wordpress.com)

[milestonecondo.wordpress.com](http://milestonecondo.wordpress.com)

with useful information including Milestone By-laws, building security, contacts, recycling, etc.

Sincerely,

The Condo Board Association

## Message from the Board

The Milestone Board of Directors would like to remind all residents that the board consists of six **unpaid volunteer** owners and exists to serve the interests of the Condominium Corporation, stewarding entrusted resources, making thoughtful decisions on behalf of the owners, and preserving accountability around all internal and external events that affect the Corporation. This is accomplished through respectful and effective discussions, an excellent level of commitment to the activities of the Board and a democratic process prescribed by the corporation law based on the provincial Condominium Property Act and Regulations.

Judy Walker from Ultimate Property Management has been hired to manage the property and assets on behalf of the Corporation (all owners) subject to the overall control and direction of the Board. She has 35+ years of experience managing condominiums and was chosen for her credentials, knowledge and expertise over our previous property manager Evelyn Thompson of Rancho Property Management Services in 2005.

The property manager's duties include contracts, enforcement, informing owners and the board, advising the Board, the owners register, collection of maintenance fees, insurance, bookkeeping, owners statements, tax returns, arranging services and repairs, getting approval for expenses, site visits, board meetings, owners meetings, correspondence, budgeting, emergency situations and contact as well as the certificate of insurance.

## Message from the Board: Continued

All residents must know or have access to Milestone's Bylaws and the Condominium Property Act, Regulations and Amendments. Many questions can be answered in these documents, or require a simple yes or no answer. Responses are often short and to the point because even though the Milestone has only 47 units, Judy manages several other condominiums as well, many of whom with units numbering in the hundreds. Rest assured, all of our concerns are taken into consideration, even if Judy is unable to have long conversations and/or debates with every resident, and even if we do not get the desired response.

Board meetings allow Board Members to have longer explanations and discussions and give us the most up-to-date and detailed answers to various questions. Our board meetings allow us to make the best and most informed decisions on behalf of all owners. Owners are encouraged to volunteer as board members to get a better understanding of this process.

Judy Walker and the Board try our best, but the precedence of numerous other matters oversights can occur and we welcome and appreciate constructive and diplomatic and polite owner and resident suggestions, recommendations, and participation. One of the benefits of living in a Condominium is that we are a community, and as such, we have access to many different ideas and perspectives.

Sincerely,

The Condo Board Association

