

# FALCON RIDGE CONDOMINIUM NEWSLETTER

April 2018

It has been several months since the first issue of the Falcon Ridge Condominium newsletter and the Board of Directors would again like to bring you up to date on issues the we are addressing, projects that are planned, social events that will be taking place in the months ahead as well as provide information on issues you have enquired about.

Notice of concern:

- The Board has had several complaints concerning the proper closure of the doors between the garage and main entrance. We would like to remind everyone that there are several residents leaving the building very early in the morning and are understandably uncomfortable in doing so when their safety is being compromised. Therefore, we would ask that all residents make a conscious effort in securely closing and locking all doors while entering or exiting the building.

Social Committee:

- On behalf of all the residents of Falcon Ridge Condominium's, we would like to take this opportunity to thank our social committee for their hard work and commitment. Due to their continual efforts our guest suite is kept updated with new linens and other essentials necessary to ensure visitors have a comfortable stay. Besides looking after the guest suite, the social committee also host a Christmas pot luck and monthly coffee social. The next coffee get-together will be held on April 21<sup>st</sup> in the 3<sup>rd</sup> floor boardroom at 10:30am. Everyone is welcome.
- The main source of income for the social committee is generated through the collection of refundable containers that residents discard. Please remember to place your empty containers by the furnace room door located in the far-right hand corner opposite the garage door. Currently, the social committee is also busy organizing their annual spring sale. This year the yard sale will be held on May 26<sup>th</sup> just inside the garage door area. If you have any slightly used items that you would like to donate, please contact Doreen Hollands at (902)835-5305, unit # 405.

Financials:

Based upon the outcome of the final audit, any surplus of revenue from 2017 will be used to help cover costs for 2018 projects. We should be receiving the year end report from MNP Auditors within the next couple of weeks.

Projects the Board is working on or has completed:

- As of January 16<sup>th</sup>, our gym was outfitted with a new refit commercial grade treadmill. Also, we now have a maintenance contract in place, with Everything Fitness, to help sustain the performance and lifetime of the equipment. This maintenance contract will include two service calls per year at a cost of \$200.00 per visit. As well, the hot tub has finally been removed and we are pleased to report the floor area under the hot tub requires neither replacement nor repairs.

- A maintenance contract with Overhead Doors has also been put in place to help extend the life of the garage door. Service will be completed three times a year at a cost of \$67.00 per visit plus HST plus replacement parts when required.
- Foxwood has started much needed work on the front entrance parapet which will be completed as weather permits. The cost is still unknown pending the condition of the existing underlying materials.

#### Spring Projects:

- Still to come will be the work on the north end of the building which should begin when the weather improves along with the completion of additional water leaks found in the rear of the building. Investigation determined water leaks are still coming from the scupper of the upper deck. In addition, water was found to have leaked into the outflow air vent above 405 and the windows below in both units 405 and 305. Hood covers were placed on the air vents as well as repairs to the flashing on the windows. The remaining open-air vents will be addressed as well as water leaks reported around the windows of 407 and 204. Further investigation will also take place on the patio and the Duratek when weather permits.
- The maple trees are scheduled to be removed by Earthcraft and replaced with a shrubbery having a less invasive root system thus extending the life of the paved driveway and walkway.
- Canmar has recommended that an assessment of the roof be completed this year as well as an assessment of the building for insurance purposes. A time has not yet been scheduled for either.
- As well, Canmar has completed the Falcon Ridge Condominium web page on their website, which will give condo owners access to peruse such items as the By-laws, Declaration, audited financials, minutes from our GM and AGM, quarterly newsletters, notices etc. If you are on e-mail distribution, you will be receiving a notice explaining how to request a login ID for the website.

#### Additional items of interest:

- As requested at the December AGM, Canmar has obtained a fuel consumption report from Irving indicating the changes before and after the solar panels were installed. The data would suggest that the solar panels are saving us approximately 5,000 litres of oil per year or around \$4,300.00 a year at today's rates.
- At our December AGM, we were fortunate to have Devon Cassidy, president of the Canada Condominium Institute, speak about the purpose of CCI and its efforts on behalf of condo owners. We have again reached out to CCI and requested a speaker to address the issue of insurance coverage, guidelines and responsibilities (owners versus the Condo Corporation). If you are interested in attending please notify one of the board members, either by e-mail or telephone. We will pursue this event only if there is enough response by owners.
- Dates for the spring/summer CCI seminar have not yet been set and will be announced within the next two weeks. If anyone is interested in attending, please let us know via the e-mail address below and we will forward the information upon it's arrival.

Valerie Cutler  
 Treasurer  
 vcutler9@outlook.com