

# Killarney Glen Court Newsletter - July 2007

## MAINTENANCE UPDATES

Summer is here and lots of maintenance will be going on over the next few months around the complex. Please make sure you watch for notices and make arrangements if you have vacations planned.



### Line and Curb Painting

The Board is currently in the process of reviewing quotes for line and curb painting. Once selected, curbs and lines in the parking lots in all blocks will be repainted. This will require ALL vehicles to be removed from the block. The Board will provide 72hrs notice via flyers on garbage sheds and unit doors. If you are going away on vacation anytime after the second week in July, please ensure you make arrangements for any vehicles to be moved or park on the street.

### Cleaning of Siding

We've heard you and this summer all siding in the complex will be cleaned!!

Notices will be posted on doors and garbage sheds at least 72hrs in advance, allowing you to ensure ALL windows are closed and to remove ALL items from your decks. This includes – Plant pots, tables and chairs, BBQ's etc. Remember, if you have vacation plans please ensure you're decks are clear before you leave or make arrangements with your house sitter. Cleaning will proceed regardless and the Board will not be responsible for any items damaged if left out or as a result of windows being left open.

### Concrete Work

Concrete work is ongoing and will continue to address areas posing safety hazards.

### Landscaping

Over the years a number of trees were removed due to damage. This summer landscaping for the complex will include replacing these trees.

## Decks

The first round of repairs which started last year have now been completed and will continue on an ongoing basis. All railings that were replaced last year will be stained over the next couple months and notices will be placed on doors as they were with the deck repairs. New floor boards will not be stained at this time until railings have been completed and more boards are replaced. If residents wish to paint/stain their own deck/railing please note: ***All new boards must be left unfinished for one year. Following the one-year waiting period they must be stained NOT painted as they are pressure treated.***



Paint and stain can be obtained from Cloverdale Paints on 37<sup>th</sup> Street just south of 17<sup>th</sup> Ave. as follows:

Railings – Cloverdale White Deck Paint/Stain.

Floor Boards – Beechwood

For reimbursement, provide original receipts to the Property Manager.

## Lawn Mowing and Watering

Weather dependant, crews will be on site every Wednesday to mow and water lawns throughout the complex. Please ensure any toys, garbage or items you have around your area are put away to avoid damage.



## Roofs

An assessment of the roofs in the 100 and 200 blocks has been contracted. The condition of some roofs was noted in the Reserve Fund Study and during the Board's spring assessment. This assessment will allow the Board to make an informed decision of where critical repairs are needed and schedule repairs. Assessments of the other blocks will follow over the coming years.

## 500 Block Paving

Paving has been completed at the entrance of the 500 block to repair damage resulting from the watermain break.

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## BYLAW ABUSE

Killarney Glen Court is one of the most sought after complexes in the city. The Board recognizes by-laws are in place to serve as guidance and therefore provides some leniency. However there has been a noticeable increase in the number of blatant bylaw infractions. As such the Board will be developing warning notices much the same as they have for parking and will begin issuing them as a first warning. Examples of targeted infractions include:

### Common Property

Drainage and maintenance issues have arisen resulting from residents altering the common property around their units without Board approval and without ensuring the work meets specific requirements.

### Window Coverings

As viewed from the outside window coverings should be white to give a uniform look to the complex. During the spring walk around the Board noted several units where window coverings were not up to standard, including blankets, flags and broken blinds.

### Decks

A number of decks are being used to store junk. Trash should be placed in the garbage bins or if items are too large then taken to an appropriate dump site or donated.

### Pets



During the spring walk around the Board noted an alarming amount of damage to the common property as a result of pets. Residents are reminded that the common property is not a pet washroom and to clean up after them.

## DO YOU HAVE ANYTHING FOR THE NEWSLETTER?

Email us at [KGC.Newsletter@gmail.com](mailto:KGC.Newsletter@gmail.com) and we can add it to the community corner!

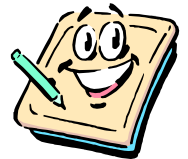
## NEW PROPERTY MANAGER

Please welcome Ron Kyle to A.C.M.S as our new account representative. Ron replaces Sharon Young and is now your contact with any questions, concerns or requests in regards to our complex. He can be reached at: [ron@acms.ca](mailto:ron@acms.ca) or (403) 258-4205.

## GENERAL BOARD MESSAGES

### Budget and Condo Fees

The budget which detailed Condo Fees went out to all unit owners at the end of May and the Board is pleased to report that there will be no increase in the Condo Fees for the 2007-2008 year. Please ensure that you make arrangements with A.C.M.S. for the payment of your condo fees, either by post-dated checks or automatic withdrawal.



### Reserve Fund Study

As previously reported our Reserve Fund Study has been completed. Copies of the study are not distributed to all owners. If you would like a copy, it can be purchased for \$40 by contacting A.C.M.S. at (403) 253-7525.

### Meeting Minutes

Would you like to receive a copy of meeting minutes? Please contact A.C.M.S. at (403) 253-7525 and a copy can be sent to you via email.

### July Board Meeting

Given the number of outstanding items this summer the Board has chosen to meet in July.

### Annual General Meeting

The AGM will take place in September, with the specific date to follow. This is your chance to voice your opinions and concerns to the Board. All unit owners are invited to attend. The AGM is also when the current Board resigns and a new Board is elected. We will be looking for some new Board members this year, so if you're interested please come and volunteer.