



Board of Directors

Shawn Brisbin
President

Nazia Saghir
Vice President

Sherry Miller
Secretary

Michael Fitz
Treasurer

Bev Scott
Member-at-Large

Site Office

Office Hours
Monday-Friday
8:30am-4:30pm

Eidel Torio, Site Supervisor
Email: office@redhauscondos.com
Phone: 403 452 8800
24-Hour Line: 403 266 0240

Red Haus Lifestyle requests can be made at
www.redhauscondos.com

*Please ensure parking pass requests for
weeknights, weekends or holidays are
submitted during office hours.*

Message from the President. Merry & Bright. Best of the Season!



It's been a busy fall here at Red Haus and now that winter is here, it's brought with it a lengthy to-do list.

As you've likely noticed, we've had several projects wrap up this fall:

- Landscaping upgrades to building entrances and the main entrance sign
- Repairs to the Club Haus stairs
- Repairs and City compliance upgrades to the concrete "walk" at the east entrance (such as a wheelchair ramp)
- Irrigation system upgrade (during summer months) proved highly effective solving over/under-watered areas. The system has been blown out for the season.
- Annual fire alarm testing (this past week)

We also have several site maintenance projects approaching. Please watch your inbox and memo boards for more information and scheduling:

- Dryer vent cleaning has been scheduled for buildings 30 and 60. This will include changing out the vent covers to meet City of Calgary specifications.
- A general contractor has not yet been selected and materials finalized for building 60's common space renovation.
- We used a new contractor for our fall carpet cleaning. We'd like your feedback regarding the quality and process of their work. Comments can be emailed to the site office: office@redhauscondos.com.

October's windstorms have damaged siding, balconies, roofing and downspouts. As such, Epic Roofing has been onsite for various repairs. Should you spot visible damage that has not yet

been fixed, please email a description and its location to the site office.

In late October, North West Calgary experienced a flurry of parkade prowling (from Varsity up to Royal Oak). Red Haus was not immune: we had three vehicles broken into, as well as one unlocked vehicle stolen. Please remember to lock your vehicle and remove valuables from sight.

Further, we must stress the importance of registering your vehicle – forms are on our website (Governance page). Secondly, ensuring every vehicle is fobbing into the parkade. These policies are in place for security purposes. It's also our individual responsibility to report vehicles that follow us into the parkade without fobbing. This is done very simply by emailing the time and type of vehicle to the Site Office at office@redhauscondos.com. CEra will issue a \$75 fine accordingly.

Your safety is paramount so confronting residents who are violating bylaws should be avoided. Be it failing to fob, unreasonable noise, aggressive dogs or illegal moves, please report bylaw infractions directly to CEra to manage.

Finally, with Red Haus holiday lights going up December 1st and holiday spirit officially in the air, we hope to see you at our Holiday Open Haus on December 19th (more info on page 4) to share in some festive cheer!

Happy Holidays to all,

Shawn Brisbin, President | Board of Directors

Changes to the Condominium Property Amendment Act

As an owner, or prospective owner in Red Haus, the following information will be of interest to you as the following Provincial changes to the Condominium Property Amendment Act seek to improve governance and the protection of condo owners.

Preliminary information can be found at:

<https://www.servicealberta.ca/Consumer-condominiums.cfm>.

OVERVIEW

There is a need for clear and modern legislation to support responsible self-governance of vibrant condo communities and to protect owners. Since it's passing in December 2014, the regulatory work for over 50 amendments has been ongoing.

On October 12, 2017, the Alberta Government announced the first stage of changes that will better protect Albertans when buying a condo including:

- More information disclosed to buyers at the time of purchase, such as proposed budget and a date that the condo will be provided to the buyer;
- Remedies are in place if the occupancy date is delayed or if changes that negatively affect the value of the condo were made during construction;
- Purchasers' deposits are better protected by requiring developers hold these funds in trust with lawyer;
- Government can inspect condo developers to make sure they are handling trust money properly and giving buyers the proper disclosure;
- New penalties are in place for developers who do not follow the rules.

The first stage also works to improve condo life for owners and Boards by making improvements that include:

- Mandating key information about the condo property is handed over from the developer to the first condo board after it has been elected by its owners;
- The amendments will protect owners by creating an increased standard of care for board members;
- Allow for the removal of board members by owners through a vote;
- Empower owners by allowing them to call for special general meetings.

Changes affecting condo board and corporations will come into force by January 1, 2018.



DISHWASHER RECALL DUE TO FIRE HAZARD

Recent dishwasher recalls were announced in October by BOSCH. Please check your dishwasher to see if it is on the list of recalled models.

See link below:

www.cpsc.gov/Recalls/2017/bsh-home-appliances-expands-recall-of-dishwashers



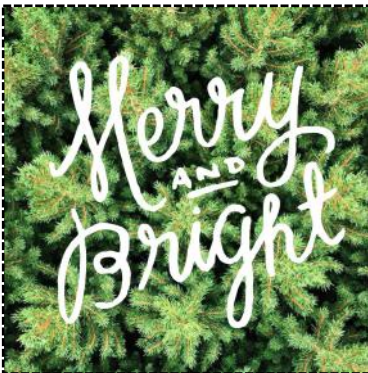
HOLIDAY BYLAW REMINDERS

Christmas lights may be strung on balconies from December 1 – January 15
(By special bylaw exception, on patio railing only)

Wreaths and/or holiday decorations are **NOT** permitted on front doors

Real Christmas trees are prohibited due to fire hazard

Bylaw infractions do result in fines. Please report infractions by email at: office@redhauscondos.com



JINGLE, MINGLE, MERRY & BRIGHT

Come one, come all to the annual Red Haus Holiday Open Haus, hosted by the Board of Directors, CEra and Social Committee.

Share in the joy of the season, some festive baking and non-alcoholic cheer. Adults and littles welcome. Door prizes will be drawn.

Tuesday, December 19, 2017 | Club Haus | 7-9 PM



NEW COMMUNITY MANAGER

Renee Mullins, Community Manager, CEra Property Management

Phone: 403-266-0240 Ext. 1642 | Direct: 587-293-1642

Email: rmullins@cerapm.com

Karen Winkelmann, Assistant Community Manager, CEra Property Management

Phone: 403-266-0240 Ext. 1641 | Direct: 587-293-1641

Email: kwinkelmann@cerapm.com

VEHICLE REGISTRATION REMINDER

As per bylaws, all vehicles parked in the parkade are required to be registered. Forms are available on the **Governance page** of our website, under "Forms."

www.redhauscondos.com