



REDHAUS

Board of Directors

Shawn Brisbin
President

Don McKenzie
Vice President

Gavin Creighton
Secretary

Kerry McWilliams
Treasurer

Scott White
Member-at-Large

Site Office

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

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

Fire, Medical, Police Emergencies: 911

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.

Summer Vibes at Red Haus...



Isn't summer the best? A time for road trips, local fruit stands and dripping ice cream cones.

Here at Red Haus, the hum of weekly lawn mowing echoes these summer vibes and our ever-present seasonal to-do list.

We've welcomed a new Board of Directors as voted at the AGM. These owners are as follows:

- Don McKenzie (Building 70)
- Kerry McWilliams (Building 60)
- Gavin Creighton (Building 60)
- Scott White (Building 30)
- Shawn Brisbin (Building 20)

I'd like to thank the outgoing Board for their valued time and effort, namely: Nazia Saghir, Beverly Scott and Michael Fitz.

I look forward to lending consistency and historical perspective from the last Board to this one, while embracing fresh perspectives and direction for our community.

Along with Board Minutes from the past 12 months, May's unapproved AGM Meeting Minutes are available on our website, www.redhauscondos.com.

We've also welcomed new members to our property management team: Charmaine Baker, Community Manager; Da'Linda Ramcharan, Assistant Community Manager; and Troy Paquette, Site Supervisor. Their respective contact information is below along with descriptions of their roles and responsibilities for ease.

Summer temperatures mean relaxing on our patios. So while grilling your next feast, we ask that you take stock of the *summer patio checklist* we've included in this issue. Please ensure you

(and your neighbours) are in compliance with this list to be both a courteous neighbour and to avoid costly bylaw infractions.

We have also included property maintenance updates, bicycle storage information, no-shopping cart tolerance and dog urinating etiquette for owners below.

As a reminder for new and existing owners and renters, we've included a checklist outlining our property's move-in and move-out procedure. We ask that illegal moves be reported by residents to Da'Linda Ramcharan, Assistant Property Manager noting time, date, building and unit number.

Warmly,
Shawn Brisbin, President | Board of Directors

NEW TENANT CHECK LIST FOR LANDLORDS

Pre-Move

Moves must be booked 72 hours in advance
\$150 fee must be paid at this time

*Moving-In requires submission of
appropriate resident forms**

As per fire code, moving trucks cannot exceed 26 feet

*Resident Forms

New Owner form bundle
New Tenant form bundle

Moving Day

Pre-Move or Delivery inspection (by owner or tenant)
Move or Delivery inspection (with Security)
Post-move or post-delivery inspection (with Security)

Your management team. Ask us Anything. The *Who's Who* for your property questions...

During the past quarter, we've welcomed some fresh new members to our property management team. Besides introducing them here, we've included their primary roles and responsibilities to expedite your present or future inquires to the right team member – though rest assured, your calls and emails are internally redirected as required. When you see your CEra team around, take a moment to say hello!



Charmaine Baker
Community Manager

t: (587) 293 1633
e: cbaker@cerapm.com



Da'Linda Ramcharan
Assistant Community Manager

t: (587) 293 1542
e: dramcharan@cerapm.com



Troy Paquette
Site Supervisor

t: (403) 452 8800
e: office@redhauscondos.com

MANAGEMENT

Owner, Team & Board Support

Board of Directors liaison
Management team & resident liaison
Pet registration & inquiries
Renovation applications
Issue escalation point-person

ADMINISTRATION

Records, Financials & Complaints

Owner & Renter information
Vehicle registration
Complaints
(warnings, fines, bylaw infractions)
Arrears and condo fee inquiries
Condo documents & realtor inquiries
C3 updates (CEra's info app)

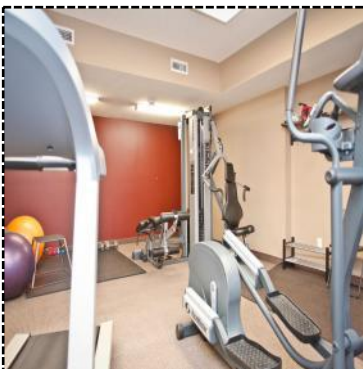
In-Suite & Common Space

Service requests
Charge-backs
Correspondence related to
maintenance & repairs

SITE OFFICE

Red Haus Lifestyle

Daily site inspections
Move bookings
Intercom updates
Fob programming & purchasing
Club Haus lounge rentals
Bicycle & motorcycle registration
Security cameras
Guest parking passes



UNACCOMPANIED MINORS IN FITNESS CENTRE & LOUNGE

Children under 18 years of age have been witnessed using the Club Haus Fitness Centre & Lounge without adult supervision.

Please note that units found to have children using these facilities unsupervised will lose access privileges indefinitely. Fobs will be deactivated.

The Corporation will not be held liable for incidents that involve unsupervised minors.



PATIO FURNISHINGS: WHAT'S HOT, WHAT'S NOT

In respect for bylaws and neighbors, please ensure that your patio complies.

- Natural gas
- Patio table & chairs
- Free-standing planters
- Safe disposal of smoking material
- Considerate noise levels at all times
- Propane & hibachis
- Planters suspended from railings
- Planters suspended from siding
- Storage of toys, bicycles, laundry
- Tossing cigarette butts off patio



BICYCLE STORAGE

As per Red Haus bylaw, bicycles are not permitted on patios or common property. Instead, storage cages are provided for residents, which are located in the parkade. For access, simply register your bike(s) with the Site Office. Forms are available on the [Governance page](#) of the resident website.

Unregistered bicycles on common property are subject to removal and disposal.



UPCOMING PROPERTY MAINTENANCE

Building 60 Common Space Renovation

Reserve-funded renovations are well underway on all four floors of building 60:

- Entries have been re-tiled
- Walls and door casings have been painted
- Door painting is nearly complete requiring unit access
- Carpet installation is underway



NO SHOPPING CARTS ON RED HAUS PROPERTY

Shopping carts from nearby shops are *not* permitted on Red Haus property.

Once removed from a store's property, carts are considered stolen. Resulting removal of carts is not only time consuming for our Site Supervisor but a nuisance for store personnel. Please be a courteous neighbor and find alternate means to transport your shopping. Violators will be reported.

URINATING ETIQUETTE FOR DOG OWNERS

As a courtesy to fellow residents, please help us minimize property damage and foul odors at entrances/exits by discouraging your dog to urinate or defecate on grass, poles or pillars in these areas. If necessary, carry your pet away from the building -- we have a large property to explore and enjoy for dogs and residents alike.