



MY RED R  
Resident Insider

# REDHAUS

## Board of Directors

Don McKenzie  
**President**

Gavin Creighton  
**Secretary**

Kerry McWilliams  
**Treasurer**

Scott White  
**Member-at-Large**

*Vacant position available*

## Site Office

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

**Site Supervisor**  
Email: [office@redhauscondos.com](mailto: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](http://www.redhauscondos.com)

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

# Message from the President.

## Fall flavors in the air at Red Haus.



We've settled into autumn routines with the changing of seasons and with it, seasonal housekeeping here at Red Haus.

As such, this issue of *My Red Roof* provides a laundry list of single action items intended to inform and support the safety and harmony of our community of 1,000-some neighbors, beginning with the recent legalization of cannabis:

**Cannabis & Smoking.** As for cigarettes, vaporizers, cigars and now legal marijuana, we continue to ask that you smoke responsibly. Please be respectful of neighbors and the safe and contained disposal of butts.

Winterizing your unit:

**Thermostat.** Set your wall thermostat to the desired temperature (never less than 17C). It controls (opens and closes) the zone valve for heating to ensure regular hot water flow.

**Zone Valve.** It's extremely important that this valve operate properly as to prevent freezing and bursting of the pipes. If your baseboard heaters do not feel warm when the thermostat is on, simply contact a plumber for immediate servicing.

**Windows.** Windows should remain closed during the winter, which not only helps to regulate the temperature in your unit, but also avoids baseboard heating-pipes from freezing and bursting.

**Dryer Vent.** Lint is a highly combustible material. To minimize dangerous build up in the dryer vent (which is higher in the winter due to those cozy sweaters), be sure to remove lint from the lint trap at the front of your dryer with each use. Also, regularly vacuum *behind* your dryer removing all lint discharge from the floor and surrounding the dryer vent. Should lint be visible from your exterior dryer vent flap (located on your patio wall), contact CEra for attention.

**Check your insurance policies.** Owners and renters, ensure you have coverage for any sudden or accidental discharge of water in your home. Burst pipes are common in cold weather.

**Board Vacancy.** We'd like to sincerely thank past-President Shawn Brisbin for his time and dedication for the past three years. His recent resignation has left a vacancy on the Board of Directors and needed representation for building 20. For expressions of interest, please see information below.

**Complaint Process.** When property issues arise, we ask that concerns be submitted directly to CEra Property Management rather than a known Board Member. It's the responsibility of the property manager to document and manage these concerns for us; your voluntary Board is not responsible for receiving and liaising these issues for you.

Further to this point, personally confronting residents who are violating bylaws should be avoided – this is a safety issue first and foremost. Be it failing to fob into the parkade, unreasonable noise, an unleashed dog or illegal move, please report bylaw infractions directly to CEra to manage.

**Moves & Large Deliveries.** As a reminder for new and existing owners and renters, moves and large deliveries are to be requested at minimum 72 hours (3 days) prior to your booking date. Forms are available on the Governance page of resident website. Illegal moves are reported to CEra.

**Green Space Improvement Project.** In resuming common property improvements, new stone boulders will now solve costly and repeated landscape damage surrounding the Club Haus traffic circle.

We hear your concerns, we share them, and know you will be proud of changes to come.

Sincerely,  
Don McKenzie, President | Board of Directors

# Property Maintenance Housekeeping



## LEGALIZATION OF CANNABIS & CONDOS

In response to the recent legalization of cannabis in Canada, we ask that all smokers (cigarettes, vaporizers, cigars and legal marijuana) continue to respect the proximity of your neighbours and their right to fresh air. Safe and contained disposal of all butts is mandatory.

Red Haus Board Members have attended a seminar hosted by CEra Property Management and Macleod Law. We will be reviewing all aspects of this legislation.

The Province of Alberta offers more information on cannabis in condos and rentals [here](#).



## SOCIAL COMMITTEE VOLUNTEERS

Enjoy planning events? Are you a community spirit junkie? We're seeking volunteers to make events like these happen!

Pumpkin Carving | Holiday Open House | Kid's Movie Night | Cribbage Tourney

Email your ideas and interest to [office@redhauscondos.com](mailto:office@redhauscondos.com) with subject line "Social Committee." Fun times ahead!



## UPCOMING HOLIDAY REMINDERS

Christmas lights may be strung on balconies from **December 1 – January 15**  
(By special bylaw exception on patio railings 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. Infractions are to be reported to CEra.*



## VACANCY ON BOARD OF DIRECTORS

Red Haus bylaw requires five Board of Directors with representation from all four buildings. With a recent vacancy, we are seeking representation from building 20.

The role is voluntary. There is one board meeting per month with weekly email correspondence between the condo board and the Community Manager.

If you are community-minded and have familiarity with corporate governance, finance or accounting, engineering, law or event planning, your support is needed. Expressions of interest can be sent to Community Manager, [Charmaine Baker](#).



## CLUS HAUS LOUNGE RENTAL

Hosting an upcoming event but unsure where to put everyone? Rent the Club Lounge!

Simply complete and submit the Lounge Reservation Form located on the Governance page of the resident website.  
*Please note, you are not entitled to sole use of the space unless you have booked it.*

**Rental Fee \$100**  
**Refundable Deposit \$150**



## YELLOW SALT BINS FOR ICE

With the arrival of colder temperatures, you may have noticed the arrival of large yellow bins at the main entrances of each building.

These bins contain a mix of gravel and salt for the purpose of melting ice.

It is the responsibility of residents and our Site Supervisor to spread this mixture as ice accumulates. See ice? Keep entrances safe.  
Sprinkle away!

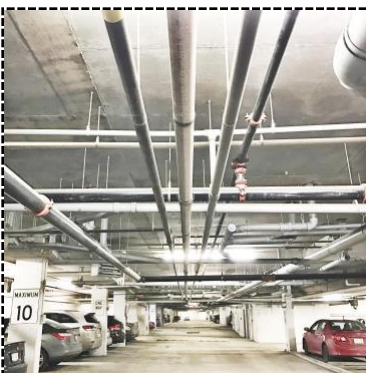


## BUILDING 60 RENOVATION NOW COMPLETE

Reserve-funded renovations to common spaces in Building 60 are now complete. Finishes were selected and recommended by a commercial interior designer. Resident feedback has been extremely positive.

Hallways and entries have received a modern update, improving both “curb appeal” and resistance to daily wear-and-tear sustained by the building’s 250-some residents.

We thank everyone for their patience while this enormous project was completed.



## PARKADE PARKING

Parking stalls are for the storage of your vehicle only.

Tire or oil changes may not be performed in the parkade.  
It is the responsibility of the resident to keep your stall free of garbage, debris or spillage.  
Please also take particular care that you are parking your vehicle in the center of your stall.

All vehicles require registration.  
Vehicle Registration Forms are available on the *Governance page* of our website.

Please be mindful of your speed and correct yielding when leaving the parkade or property. Speed limits are marked and finable. Parkade: 10km Lane & RoundABOUTS: 10-15km