



REDHAUS

Board of Directors

Don McKenzie
President

Gavin Creighton
Vice President

Kerry McWilliams
Treasurer

Michele Mackay
Secretary

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.

Holiday cheer from the Board of Directors.



Festive tidings! It's officially hot cocoa and chunky sweater time as we enter the hustle of the holiday month.

As such, it's a perfect time to highlight a number of Red Haus activities and pressing news to take us into the New Year.

2019 Operating Budget. Your Board of Directors is pleased to announce that there won't be an increase to condominium fees for the next fiscal year. The 2019 operating budget has been approved and was mailed and emailed to owners in mid-November.

Board Vacancy Filled. I'd like to welcome Michele Mackay, long-time resident and dog owner to the Red Haus Board of Directors. Michele has assumed the role of Secretary. Her enthusiasm, objectivity and business acumen will be an enormous asset for our community.

RedHausCondos.com We've made some tweaks to our resident website to improve usability and navigation. Current and past issues of our newsletter are more easily accessible on the home page.

All forms (to approve unit renovations, to register moves, pets or vehicles as well as to program the intercom system or to book Club Haus lounge) are located on the new Forms page.

NEW Move & Delivery Policy. Modifications have been made to the Move & Delivery Policy, which is available for download on the Forms page on redhauscondos.com.

Moves (in or out) and large deliveries must be Booked at least 72 hours prior to your move date.

To create a booking, the Move & Delivery Scheduling Form with accompanying \$150 security fee must be submitted to the Site Office.

Moving and delivery trucks may not exceed 26 feet to comply with fire lane safety and the Calgary Parking Authority. Trucks exceeding this length will be turned away and fined.

NEW Owner & Tenant Form Bundle. For those moving into the Red Haus complex, all required forms have been combined into one easy bundle of download on the Forms page of the resident website. Bylaws require that owners maintain up-to-date records on behalf of their tenants.

Holiday Parties & Neighborly Courtesies. The holiday season is a fun and joyous time with family, friends and colleagues. So while enjoying extra cheer this season, please be extra mindful of noise levels in hallways, common spaces as well as in your unit. We've provided a checklist below to ensure we all remain on our neighbor's "nice list."

Recent Property Maintenance. The following site activities have been completed recently. Your patience and cooperation is ever appreciated.

- Dryer vent cleaning (buildings 30 & 60)
- Annual in-suite fire inspection testing
- Expansion of holiday LED light display

Holiday Open Haus! The Board of Directors will host its annual holiday open haus at the Club Haus on December 13th. It's a casual opportunity to meet your new Board, socialize with neighbors and to relish in the season. Details are noted on page 4 as well as on memo boards. We hope to see you there!

Merry Christmas and a safe holiday season to you.

Warmly,
Don McKenzie, President | Board of Directors



neighborly naughty or nice checklist

Kindly ensure that your unit complies to avoid coal in your stocking or scroogey fines

- | | |
|---|---|
| <input checked="" type="checkbox"/> Considerate noise levels in hallways | <input checked="" type="checkbox"/> Real Christmas trees (fire hazard) |
| <input checked="" type="checkbox"/> Respectful voice and music volumes | <input checked="" type="checkbox"/> Wreaths on front doors |
| <input checked="" type="checkbox"/> Safe disposal of smoking material | <input checked="" type="checkbox"/> Open windows and patio doors |
| <input checked="" type="checkbox"/> Patio lights from Dec 1 – Jan 15 | <input checked="" type="checkbox"/> Tossing butts off patios |
| <input checked="" type="checkbox"/> Compost disposal in biodegradable bags | <input checked="" type="checkbox"/> Compost disposal in plastic bags, which results in fines to the condo corporation |
| <input checked="" type="checkbox"/> Sprinkle salt mix (in yellow bins) on ice | <input checked="" type="checkbox"/> Eat all of Santa's cookies |
| <input checked="" type="checkbox"/> Make a snow angel or five | |

GARBAGE DISPOSAL REMINDER

Garbage bags, recycling or composting containers are never to be left in the hallways. These items are to remain in your unit or delivered to your respective waste disposal point. Should a fellow resident fail to comply, please report incidents immediately to our Community Manager at cbaker@cerapm.com.



2019 OPERATING BUDGET ADOPTED

With no increases to condominium fees, the 2019 Red Haus operating budget has been approved and mailed (and emailed) to owners.

If you're an owner and did not receive your budget package containing the budget, budget notes and fee schedule for your building, please contact Charmaine Baker at cbaker@cerapm.com.



INVITATION: HOLIDAY OPEN HAUS

Thursday, December 13 | 6:30-8:30 PM | Club Haus

Please join the Board of Directors and CEra Property Management in celebrating the joy of the holiday season.

Come and enjoy some festive treats and holiday music for all.
Kindly RSVP at office@redhauscondos.com.

Q&A: visitor parking pass process

How do I request a parking pass?

In person at the Site Office (located in the Club Haus)

By phone at 403 452 8800

By email at office@redhauscondos.com

When can I request a parking pass?

8:30am – 4pm Monday to Friday, excluding holidays

What information is needed?

vehicle make, model, plate, building & unit number, dates (7 day max.)

What if I missed the deadline and my visitor has no pass?

Visitors without parking passes must park on city streets or face a ticket and towing from the Calgary Parking Authority

We live in Red Haus and have one parking stall and a second car.

Can we use a visitor pass for our second vehicle?

No. Visitor parking passes are for visitors only – not for residents or for long-term visitors. City street parking is instead available.

Passes have a 7-day maximum. Date tampering will result in fines or one-year pass suspension.