



PSST. PLEASE PICK UP AFTER YOUR DOG.

REDHAUS

Board of Directors

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Site Office

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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.

New Year. Fresh Focus. (And Poop Bags.)



Happy February, Red Haus residents!

This *largely* mild winter has been responsible for more than just our extra wide smiles, its also allowed for seasonal property maintenance that would otherwise be deferred to spring.

I'd first like to sincerely thank our volunteers and guests who contributed to a fun and festive Red Haus holiday party on December 13th. It was an informal opportunity for information sharing, baked goodness and celebrating community.

In this same vein, the Board doubled its holiday light display this year – we hope you enjoyed some additional panache and curb appeal.

On page 4 we explore this further, but we'd like owners to be aware of impending bylaws changes and our need for your voice at the spring AGM:

Bylaws & Impending Revisions. After a professional review of Red Haus bylaws – which are now over a decade old – it has become apparent to the Board that our bylaws are gravely outdated. As such, its been strongly recommended by legal counsel that our bylaws be updated to reflect contemporary condominium realities, especially for a complex of this size.

We will be providing a lot more information and context to justify bylaw revisions soon, but for now we simply need all owners to be aware that bylaw revisions will be voted through at the AGM requiring owner attendance (or your proxy) pending quorum. Spread the word; if ever there was an AGM to attend – late May/early June -- this will be the one!

Upcoming Owner & Renter Census. We are due to complete an owner and renter census, which will be (for the first time) conducted digitally versus manually. We appreciate your cooperation in coming weeks as we launch this initiative.

Dog Owner Accountability. It is estimated that half of all Red Haus units have pets; half of these pets are dogs – so that's over 120 dogs sharing common space with everyone else. That's a lot of dog poop if not managed responsibly. And perhaps due to colder weather and resulting haste, upkeep has been very poor of late, friends. We don't want to have to install more cameras should this problem not improve.

As such, we ask that dog owners increase their diligence in picking up after their pets, as well as keeping fellow dog-owners accountable – politely offer a poop bag. Offenders are to be reported to CEra via email including a description of the owner and dog, date, time, and the exist/entrance they used. Include a picture if you can.

Failure to pick up after your dog is in breach of Red Haus bylaws and has a \$250 fine (per occurrence).

Dog-Waste Stations & Disposal. There are FIVE dog waste stations located on the property. Dog owners are expected to use the biodegradable bags provided at each station (or your own).

Dispose of waste at any dog-waste station OR in compost bins.

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 for dogs and their owners alike.

Mandatory Pet Registration. In accordance with Red Haus bylaws, all pets residing on the property are to be registered. Failure to do so or any breach of the Pet Policy is subject to a fine of \$250 (per occurrence). New and existing owners can register their pet(s) [here](#).

Don McKenzie, President | Board of Directors

TownSq App + Red Haus

Experience Community Your Way



townSq

TownSq is a mobile app owned by CEra Property Management and Associa that provides an additional method of dynamic communication between Red Haus owners and renters, echoing information shared by existing email and memo board notifications.

RedHausCondos.com remains our primary hub for all static (unchanging) information relevant to owners and renters. As a third-party app, direct registration is required by you.

Access on any device

Visit the website from your desktop:

www.townsq.io

Download the app:



townSq



RED HAUS CENSUS LAUNCHES SOON

In coming weeks, the Board will launch a property census, collecting required information from owners and renters. We are switching from manual to digital forms, which we believe will increase convenience and accuracy of information on file. We appreciate your cooperation as we complete this initiative. Stay tuned for prizes and incentives!



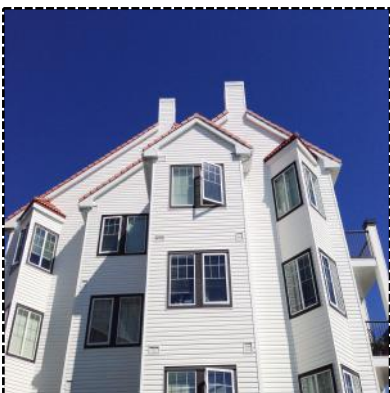
RECENT PROPERTY MAINTENANCE

- **Tree pruning** was completed in a balmy November by Lux Landscaping, our new landscaping and snow removal service
- **LED light bulbs** have been added to all buildings and the parkade for their longer life and lower electrical costs
- **Dryer vent** maintenance in 30 & 60 is nearly complete
- A **fob extension** was added to the entrance of building 60 parkade, which has been positively received minimizing reach and car damage



UPCOMING PROPERTY MAINTENANCE

- Building 60's long-term **hot water issue** will be fixed by mid-month. We thank residents for their patience while a solution was identified
- **2019 Reserve-fund study** will be completed by the AGM
- **Fresh mulch & plants** will be arriving this spring
- Roll out of a **NEW communications network** begins with the launch of the Red Haus Census, coming soon



OPEN WINDOWS & UNIT FLOODING

As temperatures dip this month, please be extra vigilant to keep windows closed to avoid radiator pipes from freezing causing subsequent bursting resulting in the flooding to your unit and others.

This is not only a costly oversight, but a huge inconvenience to all affected – reason enough to double check your insurance policies!

[ACCESS PET REGISTRATION FORM + PET POLICY HERE](#)

Any breach of our Pet Policy results in a \$250 fine, including failing to pick up after your pooch.