



MY RED ROOF

Resident Insider

ANNUAL GENERAL MEETING
June 11 | 6:30pm | Royal Oak Victory Church

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
8:30 AM-4:30 PM

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.*

AGM



Greetings Red Haus residents!

It's been a profoundly busy and productive year for your Board of Directors. There was a steep learning curve as a new group, but we found our stride and drove real change for which we are especially proud.

Call for Board Directors

If you're experienced or interested in finance, corporate governance, community engagement, property or structural maintenance, then Red Haus Corporation could use your talents. Please consider putting your name forward or nominating a fellow owner whom you know will be a solid champion for our community and its collective interests. Expression of Interest forms will be included in our pre-AGM information package.

Incentive for Owner or Proxy Attendance

The date of the AGM is Tuesday, June 11 at 6:30pm at the Royal Oak Victory Church. Proxy forms will be provided in the pre-AGM package to owners.

Attend to be entered to have the Corporation pay your condo fees for one month! TWO draws will be made but will only take place if we have quorum — so you must attend to have the chance to win.

Upcoming Fire Alarm Testing Repairs

This is a follow-up exercise to our fall fire alarm testing by contractor Embers Fire & Safety. Units requiring repairs will be notified and unit access coordinated by our Community Manager. Residents will have the option to be at home for the repairs or provide a key in advance. Instructions will be provided to residents by email and/or telephone.

Projects: Past & Future

The Board has taken stock of its many projects completed over the past twelve months, prioritizing security and contractor optimization. Here's a sampling

of some of these projects, more of which will be included in my President's Report at the AGM.

Completed Projects:

- Added 30 new security cameras & upgraded property's security system
- Interlocking astragals were installed at all main entrances to discourage thieves by making doors difficult to pry open
- Parkade doors were upgraded with photo eyes, a sensing device that prevents the door from closing when any person, animal or object is crossing its path
- Tendered new landscaping and snow removal contract with additional services at \$18,000 savings
- Tendered pest control contract for mice and voles, which are child and pet friendly
- Building 60 hot water issue has been resolved, we sincerely thank residents for the patience

Upcoming Project:

- Recommendations for parade resurfacing and property hardscaping have been sought by engineers

Red Haus Brand Refresh.

We've refreshed the property logo, standardized its usage and created notification templates for the property manager. We've done this to remain competitive with newer condominium branding -- for consistency of image, sense of "community" and general polish.

Bylaws & Impending Revisions.

In addition to a legal assessment of our bylaws concluding they fail to reflect contemporary condominium realities for a complex of this size, they must also soon comply with impending changes to the Alberta Condominium Property Act. We have included a list of changes below.

Warm regards & hope to see you at the AGM,
Don McKenzie, President | Board of Directors

Top 10 Changes to the Alberta Condo Property Act Affecting Owners & Renters



NOTE: We won't be voting through changes to our bylaws at the upcoming AGM (as previously communicated). Red Haus Condo Corporation will have from July 1 – December 31 to do so to comply with the new Act. Details will be forthcoming.

As mentioned in our last issue of *My Red Roof*, substantial changes are coming for *Alberta's Condominium Property Act* and *Condominium Property Regulation*. These changes will come into effect July 1, 2019 and January 1, 2020. Though we will be providing more information in coming months, we have compiled the top ten changes that will affect you as a renter or owner:

1. **Transparency and Record Keeping.** The Corporation will be required to keep a more comprehensive list of documents for specified periods and any owner can request a copy of such documents.
2. **Document Fees.** Documents request fees are capped at \$10 per document (with the exception of estoppels, which can be charged at \$100.) There are exceptions for "rush" requests.
3. **Annual General Meeting and Save the Date.** AGM notices must include copies of all board minutes for the last year (our minutes are available at www.redhauscondos.com). The Board must also send a save the date notice for the AGM to owners 60 days in advance.
4. **Reserve Fund Studies.** A certified fund planner who cannot be in conflict with the corporation, the manager or the Board, must complete reserve fund studies. There will also be more robust requirements of the study asked of the planner.
5. **Proxies.** To be valid, proxies are only good for six months and cannot be a condo manager.
6. **Fines.** For units, fines have been capped at \$200 for first offences and \$500 for subsequent ones. Owners have the ability to appeal before it applies. Renters may now be fined for their infractions.
7. **Chargebacks.** The Board will no longer be within their right to place a caveat on a unit for fines, with the exception of damages caused to the Corporation or an Owner.
8. **Electronic Updates.** The bylaws may allow for electronic voting, but only of the bylaws allow for it.
9. **Insurance and the "Standard Unit."** The Corporation can now require owners to insure their unit by law. A definition of a unit will be registered with Land Titles, so owners and Corporations can better determine who insures what.
10. **Rules and Regulations.** A rule, regulation or policy enacted by the Board cannot prohibit use of a unit; this can be done by law only. Notification to owners is required in advance.



SECURITY ALERT: ENTRY OF UNAUTHROIZED GUESTS

In light of a recent security breach involving an unauthorized guest posing as a door-to-door salesperson, please be reminded that for the safety of your neighbours, never grant entry (via fob or intercom) to anyone you are not expecting. Doing so is against security protocol and is subject to a \$500 fine to your unit. Safety trumps politeness.



BICYCLE STORAGE & REGISTRATION

Bicycles (of any size) may not be stored on patios. As such, Red Haus provides year round storage cage located in the parkade. All stored bicycles must be registered and tagged. Forms are available on our resident website, which are to be submitted to Site Office (in the Club Haus).

As will be communicated separately through email notification, bicycles NOT removed and registered by June 15 will be donated to charity.



BUILDING 60 HOT WATER CHALLENGES EXPLAINED

Hot water challenges that have plagued building 60 over a series of years have finally been resolved, largely due to the relentless persistence of Don and Gavin (Board members). Nailing down the original design engineers uncovered inaccuracies in its original install. Reggin Technical Plumbing (our contractor) now has an engineering report of fixes, starting with the least costly. This will result in future cost savings by eliminating short-term band-aid fixes that have been the norm to date.



SUMMER PATIO CHECK LIST

In respect of bylaws & neighbors, please check the green boxes:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Natural gas barbecue | <input checked="" type="checkbox"/> Propane & hibachis |
| <input checked="" type="checkbox"/> Patio table & chairs | <input checked="" type="checkbox"/> Planters suspended from railings |
| <input checked="" type="checkbox"/> Free-standing planters | <input checked="" type="checkbox"/> Planters suspended from siding |
| <input checked="" type="checkbox"/> Safe disposal of smoking material | <input checked="" type="checkbox"/> Storage of toys, bicycles, laundry |
| <input checked="" type="checkbox"/> Considerate noise levels 24/7 | <input checked="" type="checkbox"/> Tossing cigarette butts off patio |

NO SHOPPING CARTS ON RED HAUS PROPERTY

Shopping carts from nearby shops are *not* permitted on Red Haus property. Once removed from store property, carts are considered stolen. Please be a courteous neighbor and find alternate means to transport your shopping. Violators will be reported.