



MY RED ROOF RESIDENT INSIDER

MADE WITH
FONT CANDY

REDHAUS

Board of Directors

Positions will be determined at the Board's next meeting:

Don McKenzie

Gavin Creighton

Kerry McWilliams

Michele Mackay

Shelley Proskow

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 are submitted
during office hours.*

Letter from the President



Happy summer, Red Haus!

I trust you're enjoying the flavours of July – these longer days, two-stepping at the Stampede or escaping to the lake for campfires and s'mores.

AGM Round Up. A “Second Calling” or second meeting was required last month as quorum wasn't met at the first AGM for the meeting to proceed. For meeting details from the auditor, property manager and Board President, CEra Property Management will be sending out the unapproved meeting minutes for your review. These will also be posted on the Governance page of redhauscondos.com once available.

We would like to thank outgoing board director, Scott White for his contribution over the past year and welcome Shelley Proskow. The balance of last year's board was voted back in and looks forward to serving the interests of the collective for another year.

Current or Completed Maintenance:

- Pesticide treatment to grass
- Fire alarm deficiency repairs
- Eve trough cleaning
- Parking and concrete improvements
- Pressure washing windows and siding

Please take some time to participate in our upcoming community census, so we can better serve you and the growth of our community.

Don McKenzie, Board of Directors

PROPERTY SERVICE SCHEDULE

Garbage Day
Weekly

Recycling Day
Weekly

Compost Day
Weekly

Vacuuming
Weekly

Stairwell & Elevator Cleaning
Weekly

Elevator Servicing
Monthly

Parkade Door Servicing
Monthly

Parkade Cleaning
Spring & Fall

Lawn Mowing
Weekly

Snow Removal
Weather Dictating

Carpet Cleaning
Spring & Fall

Vent Cleaning
Alternating Years

Window Cleaning
Annually (July 2019)

Realtors



RED HAUS ADOPTS NEW LOCKBOX SYSTEM TO BOOST SECURITY

The Board of Directors with CEra Property Management have launched a new lockbox system for realtors that places a single lockbox at the entrance of each building. The lockbox will provide access to the main area of the building only.

A second lockbox on the unit itself will provide access to the property being shown.

The Board felt that previously there were too many lockboxes placed on entrance fencing, which were unsecure, and therefore putting residents and realtors at risk.

“It takes one innovative thief to remove our fencing and gain instant access to buildings and units,” says Don McKenzie, Red Haus Board President. “This new system will keep residents safe while providing an added level of security.”

Numerous real estate boards have been using this lockbox system for the last five years with a high success rate.



OWNER + RESIDENT CENSUS

The Board has commissioned a community census to launch next month to refresh our database. We will be collecting things like current addresses, emails as well as pet, vehicle and insurance information. You will be receiving forms both through email and under your doors. There will be prizes, coupons and other incentives for your participation. So stay tuned and don't miss out!



MORE CAMERAS, MORE SECURITY

New cameras with improved image clarity have been installed to more easily verify bylaw infractions and violators.

Never allow anyone into your building that you do not know. Doing so is against security protocol and is subject to a \$500 fine to your unit. Safety trumps politeness.



BICYCLE STORAGE & REGISTRATION

As promoted last month, the bicycle storage cage located in the parkade has now been cleared. Unclaimed bicycles were donated to charity. All bicycles moving forward must be registered and tagged before being stored. Forms are available on our resident website and submitted to the Site Office in the Club Haus.

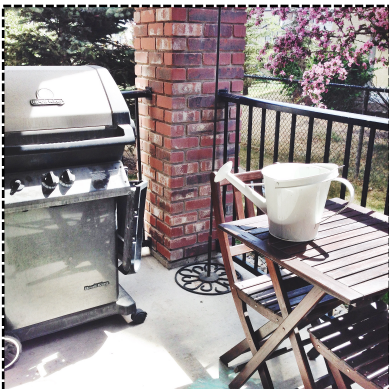
Bicycles or tricycles may not be stored on or to balconies. Fines do apply.



RECYCLING, COMPOSTING, GARBAGE DISPOSAL

Please take extra care when disposing of recycling, compost and garbage materials in their respective bins. Compost must be collected and disposed of in **biodegradable bags**.

Red Haus is fined by the City of Calgary when there is contamination between bins. This is costly for us all, so please be diligent.



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 |

Please be mindful of 10km speed limits and correct yielding while driving on the property including on roads and parkade. Speed limits are marked and finable.