



my red roof | resident insider

SPRING CLEAN ISSUE



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Management

Monday – Friday | 8:30 AM – 4:30 PM

Tasha Burgess Property Manager
Simco Management (Calgary) Inc.
(403) 234 0166, ext. 4028 | tasha@simcomgt.com

Troy Paquette Property Supervisor
(403) 452 4800 | office@redhauscondos.com
NEW Site Office will be closed 11:00 AM – 1:00 PM

After-hours property maintenance: (403) 230 4814
EMERGENCIES: 911

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letter from the president



Greetings Red Haus neighbors:

We're counting down the snow falls, waiting for that first robin sighting and getting ready for a thorough spring cleaning.

As usual, there's a lot happening on the property. I've included a brief round-up below. We have itemized updates and news on pages 3 and 4 including a *new* online process for registering guest parking.

Plumbing Issues Solved. We'd like to sincerely thank the residents of building 30 and 70 for their patience while plumbing issues were isolated and fixed: a hot water shortage required in-suite cartridge replacements and piping was replaced due to deficiencies in a riser respectfully. It was an understandably frustrating period for which we are pleased to report the issues have been solved.

Lobby Refresh. Over the coming weeks, we will be touching up the lobby walls. Nothing like a coat of fresh paint to welcome spring and increase curb appeal.

Waste Disposal. Please dispose of waste material correctly. Due to ongoing cross contamination the Corporation is paying costly fines. Recyclables must go in the appropriate bins, which includes flattening cardboard that goes in the 'cardboard only' bin. Organic matter must be contained in biodegradable bags (NOT plastic bags) and disposed of in the compost bins. Extra care is required of us all.

AGM Preparations. Red Haus bylaws are currently being updated by a lawyer to reflect needed changes in the Condominium Act. If unapproved bylaws are ready in time for our spring AGM (date TBA), we will require unprecedented attendance to accept the new version by way of a vote. Though electronic voting may be available in time for the AGM, we must currently rely on high owner and proxy attendance. Please watch your inboxes for more information.

Sincerely,
Don McKenzie, President | Red Haus 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

Siding & Parkade Cleaning
Spring & Fall

Lawn Mowing
Weekly

Snow Removal
Weather Dictating

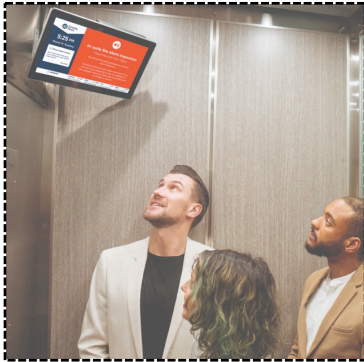
Carpet Cleaning
Spring & Fall

Dryer Vent Cleaning
Alternating Years

Window Cleaning
Annually

PROPERTY MAINTENANCE

Housekeeping Updates



DIGITAL NOTICE SCREENS INTRODUCED

For efficiency and improved communication, digital screens have been installed recently in all lobbies and the gym.

These screens will now display property notifications.

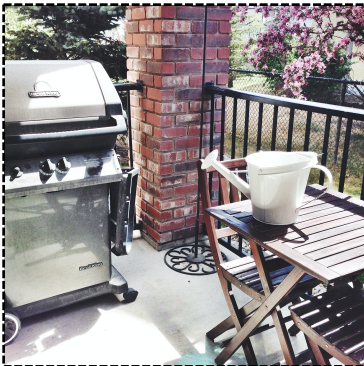
The ads you will see televised pay for the screens and their installation, allowing this to be a net-zero initiative. That means no cost to us, it's win-win.



NEW PROCESS FOR VISITOR PARKING REGISTRATION

You can now register visitors and their vehicles for visitor parking through Condo Control Central (CCC). Please follow these instructions:

Once logged into CCC, select "Security & Concierge" on the left and Click on the "Visitor Parking" icon. Enter visitor information and check the box if visitor parking is required Enter vehicle information (licence plate), start and expiry date, model and colour. Click "Save" and its done! Please note, there is a **12 night per month limit** for these passes. For assistance regarding visitor parking passes, contact Troy, your Site Supervisor at office@redhauscondos.com.



PATIO & PARKING STALL INSPECTIONS

Please add your patio and parking stall(s) to your 'spring-cleaning to-do list.' We will be conducting random patio and parking stall inspections throughout March and April.

Fines will be issued to those not in compliance.

Standard fine: \$250 / Propane BBQ fine: \$1,000

Patios may contain a bistro table and chairs, free-standing planters and gas BBQ only.

Parking stalls must be free of all debris and stains.

Storage of any kind is not permitted in front of your vehicle.



PARKADE CLEANING & EXTERIOR WASH

Mark your calendars for April 30 and May 1. The exterior siding and parkade is scheduled to be power washed.

All vehicles must be removed for parkade cleaning. Day and detailed instructions to follow. A fine will be levied against unit owners that fail to remove vehicle(s) by 8am on parkade cleaning day.



SCHEDULING MOVES IS MANDATORY

Be it for you or a tenant, all moves must be scheduled 72-hours prior. A \$500 fine will be levied against the owner in accordance with bylaw Fines & Sanctions. Building safety rules require that elevators be coordinated and padded, as well as a security guard be hired to secure the entrance.

Moves are not formally booked until: 1) \$150 fee is paid 2) New Owner or New Tenant Form Bundle is submitted 3) Move Form is submitted and approved.

Forms available at www.redhauscondos.com/forms

Moves may also be booked via www.condocontrolcentral.com



WHEN BOOKING A NETWORK TECHNICIAN

When it comes to booking internet or cable services, please be aware that Shaw and Telus technicians must sign out keys from the Site Supervisor for mechanical room access.

Sign out period: Monday – Friday 8:30am to 4:00pm

Weekend access is not possible. Residents are not permitted to sign out keys on the technician's behalf.



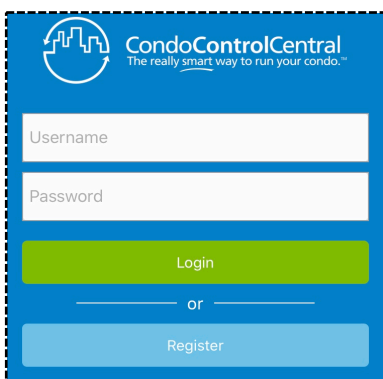
REALTOR LOCK BOX REMOVAL

Kindly inform your realtor that lock boxes will be removed from entrance railings by March 31.

A new lockbox system for realtors was launched back in the summer 2019 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.



SIMCO ADDS FUNCTIONS TO ITS COMMUNICATION PORTAL

Simco is gradually populating its communication portal, Condo Control Central (CCC). Recent additions include:

Forms and Policies (also found on www.redhauscondos.com)
Visitor Parking Registration (instructions sent March 5)

Need direction? Contact Community Manager, Tash Burgess at tasha@simcomgt.com or phone her at (403) 234-0166, ext 4028.

NEW SITE OFFICE HOURS | Monday – Friday

8:30 – 11:00 AM / 1:00 PM – 4:30 PM

Closed 11:00 AM – 1:00 PM