

MY RED ROOF / RESIDENT INSIDER

COVID-19



 **REDHAUS**



Board of Directors

Don McKenzie
President

Gavin Creighton
Vice President

Michele Mackay
Secretary

Kerry McWilliams
Treasurer

Shelley Proskow
Member-at-Large

Management

Monday – Friday | 8:30 AM – 4:30 PM

NEW Angela Beka Community Manager
Simco Management (Calgary) Inc.
(403) 234 0166, ext. 4061 | abeka@simcomgt.com

Troy Paquette Property Supervisor
(403) 452 4800 | office@redhauscondos.com
Site Office is closed due to COVID-19. Remote access only.

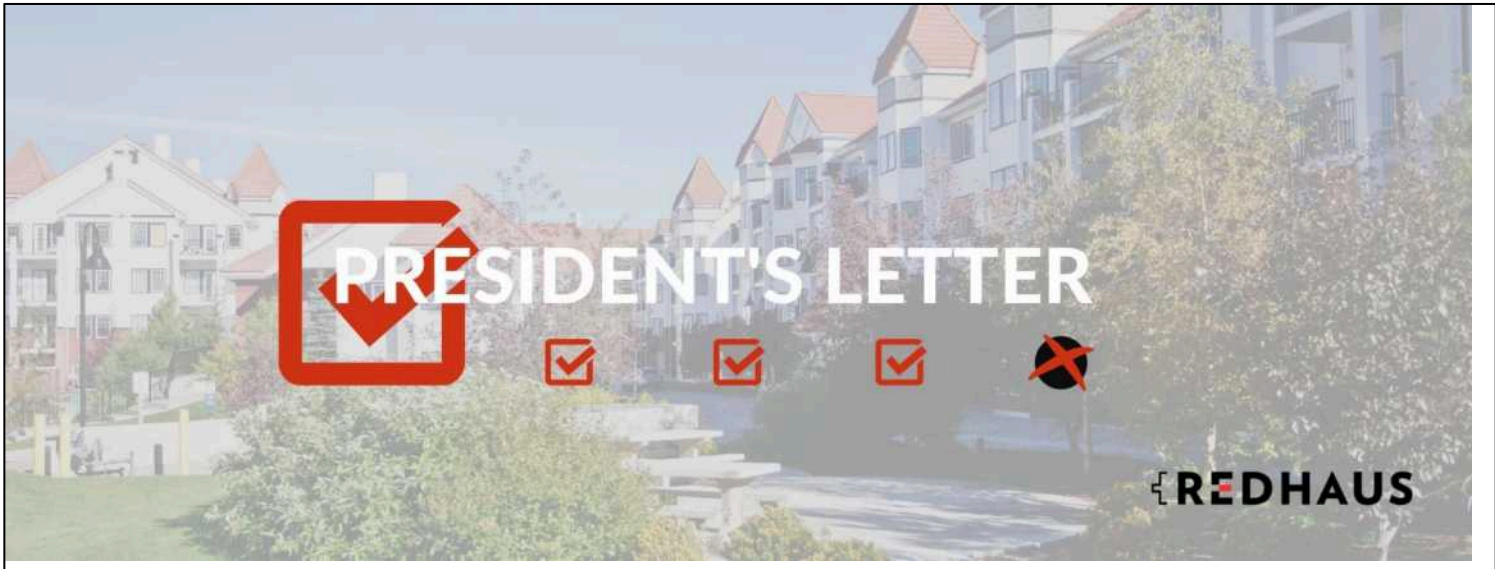
After-hours property maintenance: (403) 230 4814
EMERGENCIES: 911

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Greetings Red Haus neighbors:

COVID-19. How immensely the world has changed since my last letter with the COVID-19 pandemic. With uncertainty and anxiety beginning to soften, your Board of Directors would like to thank all residents for your continued neighborly conduct, physical distancing, mask-wearing and regular handwashing.

Though our Provincial government has started phased relaxations of safety measures, we ask that our residents remain hypervigilant. Multi-residential living is at higher risk of virus spreading by virtue of our proximity to one another so please avoid using the elevator when others are on it and be mindful of the surfaces you are touching like handrails, elevator buttons and door handles. Then wash your hands again.

Simco will communicate phased relaxations on our property to accommodate the rental of the Club Haus and re-opening of the Club Haus office and gym. Kindly watch your inbox and digital message boards.

NEW Community Manager. Welcome Angela Beka onboard as our new Community Manager replacing Tasha Burgess.

AGM delayed. As many of you have expected, the AGM has been delayed in accordance to government guidelines. It will be rescheduled once we are able to do so. Stay tuned.

Hang in there Building 70. Our continued appreciation to residents for your patience during the hydronic system replacement. We're doing our best to keep things moving towards that finish line.

Lobby Refresh. All four lobbies have been repainted for spring curb appeal Building 30's common space renovation planning will resume once trades can be rescheduled.

In health, happiness and appreciation,
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

Parkade Cleaning
Spring & Fall

Lawn Mowing
Weekly

Snow Removal
Weather Dictating

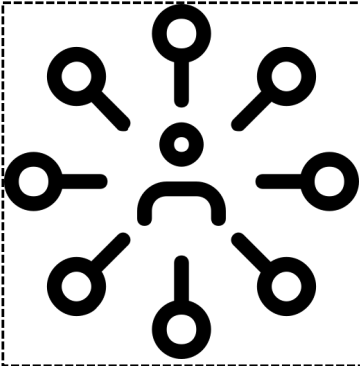
Carpet Cleaning
Spring & Fall

Dryer Vent Cleaning
Alternating Years

Window Cleaning
Annually

PROPERTY MAINTENANCE

Housekeeping Updates

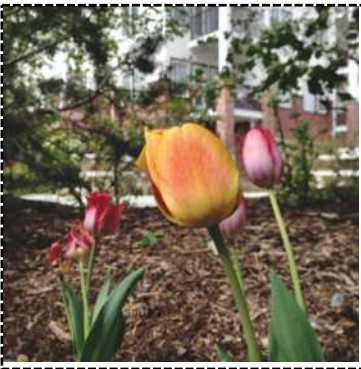


NEW COMMUNITY MANAGER

We'd like to officially welcome a new Community Manager to Red Haus. Angela Beka has replaced Tasha Burgess. We'd like to thank Tasha for her efforts over the past 8 months. A comprehensive plan is being enhanced to address our unique property needs. Please direct all questions or concerns to Angela moving forward.

Angela Beka, Community Manager

abeka@simcomgt.com
(403) 234 0611 ext. 4061

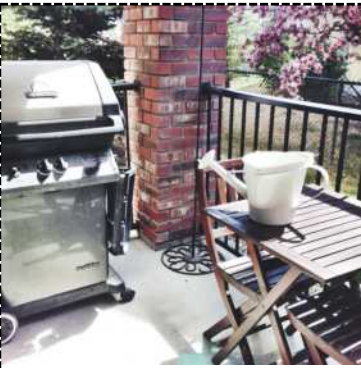


GREEN SPACE MAINTENANCE

Spring-cleaning of green space on the property has commenced.

Tasks include blowing-out the irrigation system, grass brushing, garden bed weeding, replacement of dead sod, and tree and shrub pruning.

Lawn mowing will follow on a weekly basis.



PATIO & PARKING STALL INSPECTIONS DELAYED TO JUNE

Postposed since March-April due to COVID-19 related delays, Troy will be conducting random patio and parking stall inspections throughout June. 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. Adult OR children's bikes are not permitted on patios nor can they be locked to railings.

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 LOT & WINDOW WASHING

Postponed since March-April due to COVID-19, watch your inboxes for dates in late June. The parkade and exterior parking lot is scheduled to be power washed.

Window cleaning will follow. All windows must be closed to be properly cleaned.

Vehicles must be removed for parkade cleaning. Detailed instructions to follow.

A fine will be levied against unit owners that fail to remove vehicle(s) by 8am on parkade cleaning day.

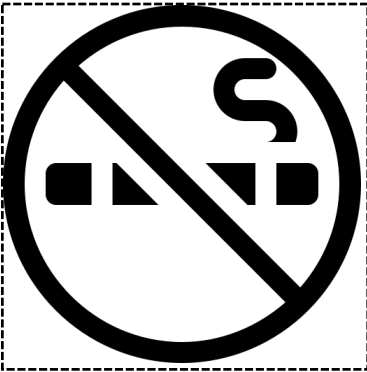


AVOIDING OVERFLOW BELOW FROM YOUR PATIO

While cleaning your patio and watering planters this summer, kindly remember the following for the benefit of your neighbours below you:

Refrain from pouring water onto your balcony and pushing it off. This dirty water falls below and dirties the lower balcony (and often a person). Instead, please use a mop.

The same applies to watering your planters. Please ensure there is no overflow below.



ILLEGAL DISPOSAL OF CIGARETTE BUTTS ON THE RISE

Cigarette butts *must not be thrown off balconies*. Fires or personal injury can result.

If you smoke, we ask that you keep an ashtray, glass jar or tin can *with a lid* to dispose of butts. Throwing other garbage, such as gum, is also inconsiderate and prohibited.

If you witness a neighbor illegally disposing of cigarettes, please report them to your Community Manager immediately.



SCHEDULED MOVES ARE 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



SIMCO'S COMMUNICATION PORTAL

Simco continues to populate its **communication portal**, Condo Control Central (CCC).

It contains a chat forum and variable **information related to day-to-day living** like maintenance announcements, guest parking pass requests, registering moves, renting the Club Haus, paying condo fees and lodging complaints

Need direction or training? Contact Community Manager, Angela Beka at abeka@simcomgt.com or at (403) 234-0166, ext. 4061

*In contrast, **information related to the Corporation** [Meeting Minutes, bylaws, policies, forms] are available on the **Red Haus website** at redhauscondos.com.*

Our Site Office and Club Haus are currently closed due to COVID-19

Your Site Supervisor can be reached remotely

Monday – Friday | 8:30 AM – 4:30 PM

office@redhauscondos.com (403) 452 8800