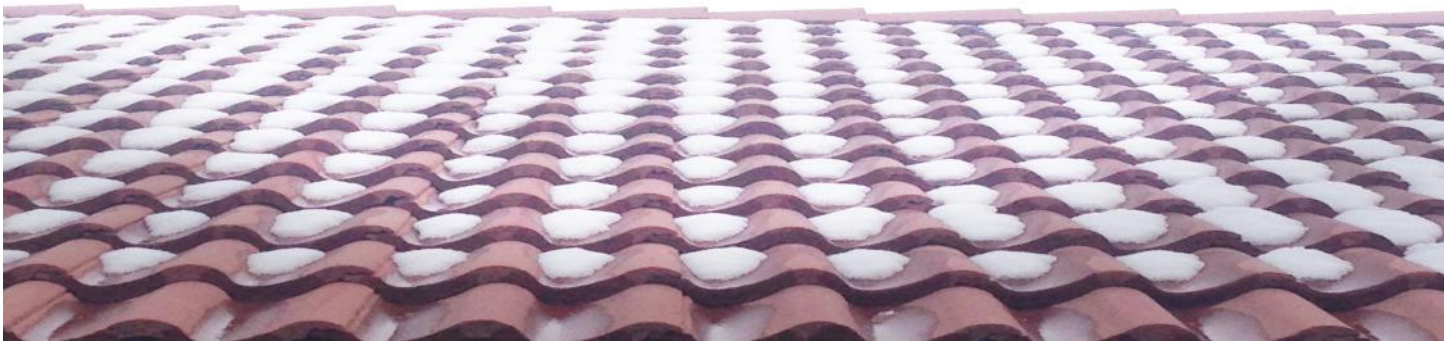




my red **roof**
RESIDENT INSIDER

ISSUE II: February & March 2016

www.redhauscondos.com
{ is now live }



Board of Directors

Alex Penner
President

Sherry Miller
Vice President

Nazia Saghir
Treasurer

Clare McWilliams
Secretary
Newsletter & Website Editor

Shawn Brisbin
Member at Large

Site Office

Office Hours
Monday-Friday 8:30am-4:30pm

Site Supervisor
Juan Campos

NEW Email: office@redhauscondos.com
Phone: 403 452 8800
24-Hours: 403 266 0240

Please ensure parking pass requests for weeknights, weekends or holidays are submitted during office hours.



message from the president...

Welcome to the second issue of MY RED ROOF Resident Insider, our new-and-improved bimonthly resident newsletter.

The Board has been working diligently to improve resident communication. This newsletter is one such method.

The second method, central to all communication moving forward, is our NEW owner & resident website: www.redhauscondos.com, your primary information hub for all things Red Haus. I invite you to become familiar with the value it offers you: a central place to access current announcements, newsletters, policies, bylaws and property contacts. You will be able to reserve parking passes, rent the Club Haus, register moves and pets, with much more ease. Additional features will be added over coming months, so check back regularly!

There are TWO primary events that have occurred in January that we suspect you are keen to know more about, what is being done, and what to expect as outcomes.

SECURITY & VANDELISM

On January 17, two individuals entered our home and vandalized it. If this outrages you – it should – you are not alone.

Video surveillance shows that they were first let in to building 20 by a resident taking out their dog. This seemingly innocent action resulted in significant graffiti damage to first, second

and fourth floor hallways.

The perpetrators then moved onto buildings 30, 60, and 70, where as a result of our fobbing system, they were unable to enter, limiting their access to the entry vestibules only. Considerably less damage was caused, with graffiti to walls and a broken window (building 60).

As with any illegal activity conducted on Red Haus property, C-Era Property Management is working with the Calgary Police Services to solve this crime. Also, in light of increased crime rates across the city, the Board is engaging the expertise of a security consultant, to ensure our security measures are top notch.

We must remain vigilant to ensure that we do not let these people into our homes. We are all equally as responsible for ensuring our security at Red Haus, which includes parkade entry.

SITE MAINTENANCE

On a more positive note, we have been able to capitalize on warmer temperatures to complete some important property repairs and maintenance: buildings 60 and 30 have had their dryer vents cleaned, building 20 is in the final stages of venting replacement, and our entry sign is complete. The Board thanks you for your ongoing patience while these tasks are completed.

Yours Truly,
Alex Penner | President, Board of Directors



Un-Registered Pets will soon face costly fines

As mentioned in our last issue, based on the feedback collected at July's Pet Town Hall, the Board of Directors is currently reviewing all rules, regulations and fines. These are in place at the discretion of the Board to support the compliance of General By-laws of the condominium corporation.

All animals must be registered with C-Era Property Management. Previous registration with Rancho Realty is invalid and requires re-registration.

A review of pet-related rules, regulations and fines is a Board priority. Amendments will be made in accordance with the By-Laws. As such, we have provided the relevant "pet" section of the By-laws for both owner and renter familiarity.

GENERAL BY-LAWS OF THE CONDOMINIUM CORP. (Page 15)

> Article 2 (Owner's Duties & Obligations)

> 2.1 Specific Obligations (d) (xxix)

Subject to, and generally in addition to those specific obligations, restrictions and rules from time to time promulgated by the Corporation, each Owner shall:

(xxix) Not keep, harbor, house or in any manner whatsoever, allow anywhere in either the unit or the property any pets or livestock, without first obtaining Board approval, and in strict compliance with the Rules and Regulations of the Corporation, provided that:

a) Owners may keep fish (in an aquarium up to 100 US gallons OR birds in a cage all of the time (only 1 if large), OR up to 2 domestic cats or dogs;

b) The Owner shall enter into any agreements requested by the Board and provide security as may be required by the Board providing for the conditions for keeping such pet and the Owner's responsibility for any damage caused by the pet;

c) The Owner shall at all times, while his/her pet is on Common Property, keep the pet either in a cage or aquarium or on a leash under reasonable and adequate control;

d) The Owner shall be responsible for any and all repair and maintenance for damage and for any cleaning caused by the presence of the pet on the property

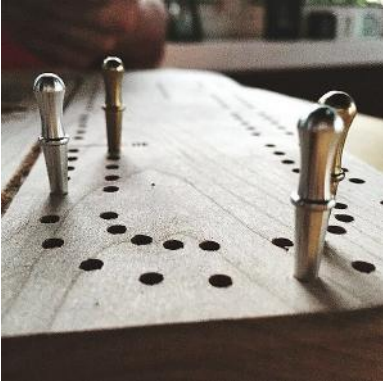
(xxx) Ensure that any and all Occupants of his/her unit comply with those requirements that the Owner must comply with under this By-law, and all other By-laws, Rules, Regulations and Resolutions.

Contact Kaitlin Spooner today for your pet application at (587) 293 1641 or kspooner@cerapm.com

Upon completion of the pet policy review, strict fines will be in place for owners *and* renters of un-registered animals regardless of the pet's tenure on the property. Thank you.

Are We Connected? Sign Up Online.

In attempts to go paperless, this will be the final hard copy of MY RED ROOF Red Haus Resident Insider distributed to residents. All further newsletters, memos and announcements will be available electronically at www.redhauscondos.com. Didn't receive this email? Simply subscribe on the website, so you won't miss a thing. Not online? No problem. Let us know if you'd prefer a hardcopy and we'll happily provide you with one. Requests for hardcopies can be made with Juan at the Site Office at 403 452 8800.



AVERAGE HAND. BAD ELEVEN. CUT JACK. DELTA.

Talk Cribbage? Calling all champions and fledgling freshmens

Red Haus Inaugural Cribbage Tournament

Saturday, February 27, 2016

Club Haus

7:00-9:00pm

RSVP: Sign up sheet is located on the Site Office bulletin board

Prizes. Snacks. Refreshments. Fun.

Round Robin Format



Nazia's V-Day Chocolate Dipped Strawberries

- ♥ 2 cups semi-sweet (or dark or milk) chocolate chips
- ♥ 1-pound of fresh strawberries
- ♥ 1-tablespoon milk
- ♥ 1-tablespoon butter or shortening

In a double boiler, bring the water to a gentle simmer; turn the heat off, add the chocolate chips and butter to the top boiler. Add milk as the mixture becomes smooth and remove the boiler from the stove. Stir until smooth. Hold the strawberries with the stem and dip them in the chocolate, shake to remove excess chocolate and line on a parchment paper. You can dip them a second time once the chocolate has settled.

Contact Directory

24-Hours | 403 266 0240

MAINTENANCE SERVICES

In-Suite & Common Space

Plumber, Electrician, Painter, Flooring

Correspondence related to maintenance and repairs

Kari Johnson | 587 293 1629 | kjohnson@cerapm.com

SITE OFFICE

Red Haus Lifestyle

Daily site inspections, Intercom updates

Fob programming & purchasing

Move bookings

Club Haus lounge rentals

Bicycle & Motor Cycle registration

Parking Passes

Juan Campos | 403 452 8800 | office@redhauscondos.com



ADMINISTRATION

Records, Financials & Complaints

Owner & Renter information

Pet applications

Vehicle registration

Noise & Neighbor complaints

Unit Renovation approvals

Arrears and Condo Fee inquiries

Condo Documents and Realtor inquiries

Kaitlin Spooner | 587 293 1641 | kspooner@cerapm.com

MANAGEMENT

Owner, Team & Board Support

Board of Directors liaison with property team & residents

Issue escalation point-person

Kelly Varns | 587 293 1637 | kellyv@cerapm.com