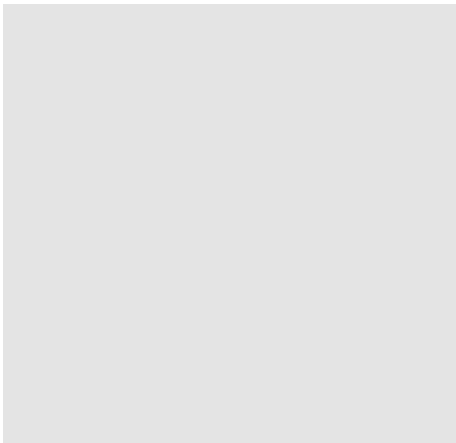




www.redhauscondos.com

EASY ACCESS TO NEW FINE POLICY, NEW ARREARS POLICY & BYLAWS



2016/17 Board of Directors

Nazia Saghir
Building 30

Clare McWilliams
Building 60

Shawn Brisbin
Building 20

Michael Fitz
Building 60

Joy Mohrbutter
Building 70

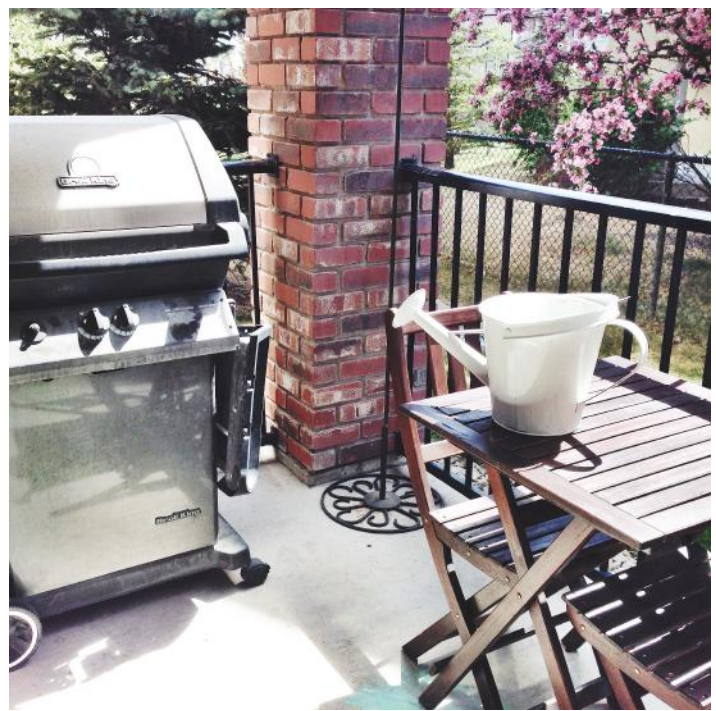
Site Office

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

Email: office@redhauscondos.com
Phone: 403 452 8800

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.



message from the past-president...

Happy spring everyone,

It's hard to believe that we've had all this warm weather so early – and watching our spring bulbs bloom around the property for the first time, has been especially pleasing. (Thank you, volunteers!)

The current tragedy facing Fort McMurray provides some solemn reminders: the wrath of Mother Nature, the importance of community and our responsibility to one another. As such, we ask that all residents be particularly mindful of fire prevention as we enter patio season:

- Responsible extinguishing of cigarettes
- Respect for fellow neighbors
- Use of **natural gas barbecues only** (*hibachis & propane are prohibited & subject to fine*)
- Turn off natural gas lines when not in use
- Reporting residents who fail to comply

Springtime is also synonymous with the Red Haus AGM, which took place Monday, May 2, 2016 (Second Calling). Meeting minutes will be sent to owners soon, which will include an Auditor's Report

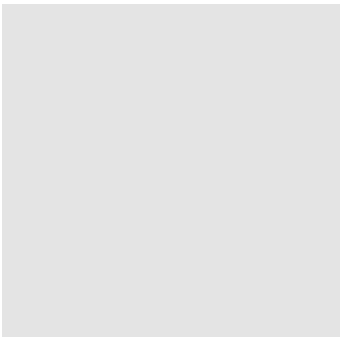
as well as a presentation summary by an expert addressing smoking, condo law and Board limitations.

I'd like to take this time to thank the 2015/16 Board for their exceptional efforts throughout the past year – a staggering **1,600 hours** of precious, volunteered time yielding the following results for you:

- Better care of owners, residents, property and Board by hiring CEra Property Management;
- Improved communications and document access through a new website, newsletter, memos and email;
- Reviewed security systems and protocols to ensure the safety of residents;
- Lower future capital repair costs through proactive maintenance measures;
- Maintenance of a healthy reserve fund with minimal inflationary condo fee increases

With the resignation of Sherry Miller (VP) and myself, we trust your new Board will harness this great momentum to continue this valuable work.

It's been a pleasure,
Alex Penner | Past-President, Board of Directors



Meet & Greet with Kelly Varns



With new management, comes new leadership. As such, the Red Haus Board of Directors would like you to get to know our new Senior Community Manager just a little bit better.

Kelly Varns with CEra Property Management oversees all Red Haus operations and personnel. As noted in the Contact Directory, she is the primary liaison between residents, owners and the Board of Directors. For CEra Property Management, her more general role is to oversee their properties, onboard new properties (like us), and develop new community managers and onsite service managers.

"What we've appreciated most about Kelly so far is her uncanny advocacy for our residents and our property's healthy growth," says Clare McWilliams, Board of Directors. "Kelly is a hands-on community manager with an astute eye for detail and possesses unmatched condominium operations intel, which is refreshing. She takes our core mission and vision for Red Haus very seriously."

Kelly has been with C-Era for five years as a Community Manager. She is a member of the Real Estate Institute of Canada (REIC) where she is continuing her education.

What is something about you that others may find surprising?

There is very little about me that others would find surprising. I wear my heart on my sleeve. Combine that with my goal to go to sleep every night knowing that I was happy that day, and spread the same to others. Life is too to do otherwise.

What is your favorite inspirational quote?

Judging a person does not define who they are, it defines who you are.

Have story ideas? Please share!

We're always looking for informative content to share with Red Haus residents, so don't be shy. We want to hear from you! If you have a property-related story idea, a tasty seasonal recipe, an event idea for like-minded neighbors, let us know! Email us at office@redhauscondos.com, ATTN: Editor, Resident Insider.



UNWANTED JUNK MAIL FROM CANADA POST?

Only 10% of Canadians formally unsubscribe. Here's how you can:



Q: How do I stop receiving advertising mail?

A: To stop getting unaddressed advertising, simply put a note on your mailbox stating that you do not wish to receive Canada Post Neighborhood Mail™ (formerly Unaddressed Admail). Place the note on the inside lip of your community mailbox.

Q: Still receiving advertising mail?

Go to www.canadapost.ca to submit a service ticket. They will investigate and suspend delivery.

Source: www.canadapost.ca



CONDO FIRES & BALCONY SAFETY CHECK LIST

CEra will be closely monitoring the following items over coming weeks & months.

Please familiarize yourself with our updated Fine Policy at redhauscondos.com.

- ✓ **SMOKING.** Complete & safe disposal of cigarettes, restricted to your patio only. Throwing butts off patios or at entrance/exit doors is considered damage to common property and poses a significant fire hazard.

- ✓ **BARBEQUES.** Only Natural Gas barbeques are permitted. Turn off natural gas lines when not in use. The use of propane & hibachis are strictly prohibited.

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

Intercom updates

Fob programming & purchasing

Move In/Out bookings

Club Haus lounge rentals

Bicycle & Motor Cycle registration

Parking Passes

403 452 8800 | office@redhauscondos.com

4 | **MY RED ROOF** Red Haus Resident Insider

 **Associa**
C-Era Property Management & Realty

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

Cheryl MacKenzie | 587 293 1641 | cmackenzie@cerapm.com

MANAGEMENT

Resident & Board Support

Board of Directors liaison with property team & residents

Issue escalation point-person

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