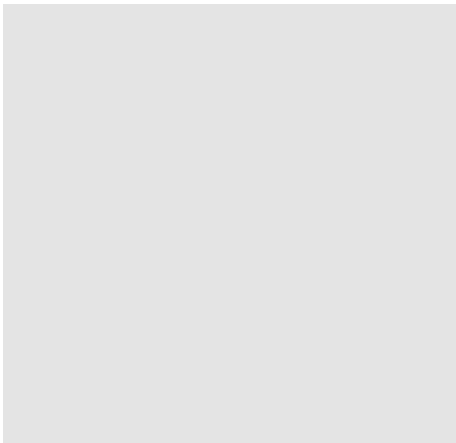




www.redhauscondos.com

ACCESS FINE POLICY, ARREARS POLICY, BOARD MINUTES & BYLAWS



2016/17 Board of Directors

Clare McWilliams
President

Shawn Brisbin
Vice President

Nazia Saghir
Secretary & Treasurer

Michael Fitz
Member-at-Large

Joy Mohrbutter
Member-at-Large

Site Office

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

Mark Fernandez, Site Supervisor
Email: office@redhauscondos.com
Phone: 403 452 8800

Red Haus Lifestyle requests can be made at
www.redhauscondos.com/contact/

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



message from the president...

Happy summer everyone,

With the hustle and fun of Stampede upon us (balanced with an easy summer vacation, I hope), it's an invigorating time to be outside, laughing with friends, and catching some warm summer rays.

It's also the best time of year to entertain and enjoy some patio time at home. To ensure the enjoyment of all Red Haus residents, we ask that you are mindful of the following:

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

And speaking of home, you've likely noticed a big improvement in our communal green space recently. This is all thanks to our new landscaping company, TopNotch Landscapers.

For the first time, the Board has systematically prioritized a phased landscaping plan – our Green Space Improvement Project – a strategic opportunity aimed to beautify the property for residents, while increasing curb appeal for prospective buyers.

The following items are on the Board's Green Space wish list for the *next two* operating years, which are over-and-above

standard weekly landscaper duties. This year has been labeled as the "preparation year," as we lay much needed groundwork for next year:

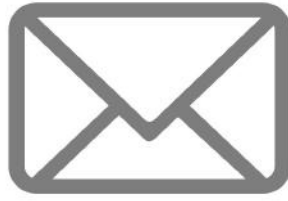
- Irrigation fixing & upgrades
- Replacement of dead grass
- Pruning of trees
- Removal of dead trees & shrubs
- Replacement of trees & shrubs
- Weeding (overhaul of garden beds & building skirt)
- Planting of communal garden bed
- Edging & mulching of garden beds and tree wells
- Building entry landscape design (20, 30, 60, 70)
- Entry sign landscape design
- Paths (between 70 & 20 and 20 & 30)

Together, the Board, CEra, TopNotch and Red Haus' Gardening Committee will see our first phase of perennials planted this month. We're excited to see our mountain-style rock garden blossom for our collective enjoyment.

Have a green thumb? Get your hands dirty! Email our Gardening Committee liaison, Sherry Miller at sm1414@live.ca.

Take time to play in the sun & happy two stepping, ya'll.

Warmest,
Clare McWilliams
President, Red Haus Board of Directors



Who to call When: A Directory for Red Haus Living

SITE OFFICE

Red Haus Lifestyle

Visitor parking passes
Intercom updates
Fob programming & purchasing
Move in/out bookings
Club Haus lounge rentals
Bicycle & motor cycle registration

Mark Fernandez, Site Supervisor
Phone: 403 452 8800
Email: office@redhauscondos.com

MANAGEMENT

Resident & Board Support

Board liaison with staff & residents
Issue escalation point-person

Kelly Varns, Senior Property Manager*
Phone: 587 293 1637
Email: kellyv@cerapm.com

*Please allow for 24-Hours for response
**Calls made after hours are picked up by an answering service, and checked hourly. A \$50 services fee is charged back to Red Haus for calls requiring immediate action.

MAINTENANCE SERVICES

In-Suite & Common Space

Trades: plumbing, electrical, painting
Renovation & flooring experts
Correspondence related to maintenance
Garage door & elevator malfunction
Flood, sewer, no water, no heat, no power
Breaches of security (vehicle failing to fob into parkade, entry/exit door won't lock)
Vandalism (after the fact)

ADMINISTRATION

Records, Financials & Complaints

Owner & renter information
Pet applications
Vehicle registration
Noise & neighbor complaints
Unit renovation approvals
Unregistered moves (no security guard)
Arrears and condo fee inquiries
Condo documents and realtor inquiries

24-Hour Line

Phone: 403 266 0240
admin@cerapm.com

Office Hours: 9am-5pm
After-Hours: 5pm-9am**

CALGARY PARKING AUTHORITY

Visitor & Resident Parking Issues

To ticket or tow unauthorized vehicles:
Report visitors parked without a valid pass (parking passes are required from 12pm-8am)
Unauthorized vehicles parked in your stall
Unauthorized vehicle illegally parked in loading or no-stopping zone

CPA

Phone: 403 537 7000, ext. 5

911 EMERGENCY SERVICES

Fire, Medical or Police Emergency

In-suite or common space smoke or fire
Crime in Progress
Accident, illness, death
Unreasonable noise resulting from parties or domestic disturbances

Emergencies

Phone: 911

then

24-Hour Line

Phone: 403 266 0240
admin@cerapm.com



BUILDING ENTRY & EXIT 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.

- ✓ Fire exits are for emergencies only. Use is illegal.
- ✓ PARKADE ENTRY Follow NEW entry instructions. Failure to fob, \$75.
- ✓ VISITOR PARKING Red Haus issued parking passes are required from 12am-8am, including visitor handicap parking stalls. Unauthorized vehicles will be ticketed or towed.
- ✓ BIKES will be immediately removed if locked on common property. Inquire with the Site Office regarding bike cages located in the parkade.



ONE-TIME FLASH SALE BY LOTTERY

6 Parking Stalls | 10 Storage Lockers

In preparing to close off its Red Haus project, Streetside Development Corporation is selling their remaining assets, which include unsold parking stalls and storage lockers. Red Haus' Board of Directors has requested that Streetside sell these assets off by way of lottery, so that all titled owners have an equal chance to capitalize on this one-time opportunity.

Inquiries can be sent to Kristen Hebert at khebert@streetsidehomes.com.

Note: Inquiries will NOT be returned until July 20, 2016.

TO ENTER:

Email khebert@streetsidehomes.com by July 22 at 5pm. In the subject line, indicate which lottery you wish to enter: parking stall lottery, storage locker lottery, or both. Include your contact information and Red Haus titled address.

RULES:

Lottery system is open to titled Red Haus owners only. Two lotteries will take place: for parking stalls and for storage lockers. Limit of one lottery entry per titled unit; both lotteries can be entered. Lottery (by draw) will take place on July 25, 2016. Streetside will contact winners. Winners will have 24hrs to provide full payment, otherwise they will forfeit their win and another name will be drawn. Of the winners drawn, the selection of lockers and stalls will be determined by a first paid, first serve basis.

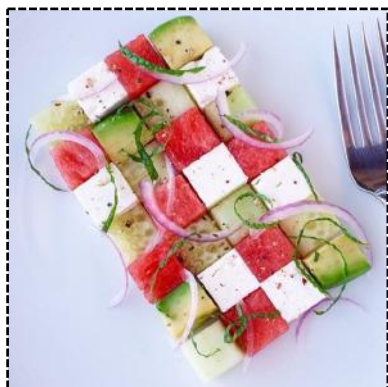


UPCOMING PROPERTY MAINTENANCE

The following services will be completed between July and August. Once details are confirmed, residents will be notified by email and memo boards. *Memos are also posted to the website, so check redhauscondos.com frequently.*

WINDOW CLEANING | CARPET CLEANING | FIRE ALARM TESTING

Service Dates: TBD



JOY'S REFRESHING WATERMELON SALAD

Prep Time: 20 minutes | Ready In: 20 mins

6 cups cubed watermelon, 3 cups cubed English cucumber, 2 cups cubed avocado, 8 oz. cubed feta cheese, 3 tablespoons lime juice, one sliced red onion, ½ cup fresh mint, pepper

In a small bowl, pour lime juice over red onions. Allow to marinate while assembling the salad.

Gently combine the watermelon, cucumber, feta cheese and mint in a large bowl, Season with cracked black pepper. Toss salad with marinated onions. Pour a glass of rosé, and enjoy.