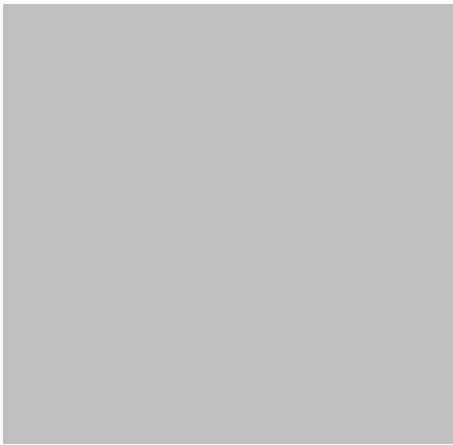




[www.redhauscondos.com](http://www.redhauscondos.com)

ACCESS FINE POLICY, ARREARS POLICY, BOARD MINUTES & BYLAWS



## 2016/17 Board of Directors

Clare McWilliams  
**President**

Shawn Brisbin  
**Vice President**

Nazia Saghir  
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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](mailto:office@redhauscondos.com)  
Phone: 403 452 8800  
**24-Hour Line: 403 266 0240**

Red Haus Lifestyle requests can be made at  
[www.redhauscondos.com](http://www.redhauscondos.com)

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



# message from the president...

Happy fall colors everyone,

Pumpkin Spice lattes in hand, we're settling into autumn routines with the changing of seasons.

So much like us, CEra Property Management is diligently preparing RedHaus for colder months. As you may have already noticed, some of these tasks have included:

- Fresh sod has been laid
- Dead trees and shrubs replaced
- New perennials planted
- Carpet cleaning completed (September 19-23)
- Fire alarm testing scheduled (Date TBD)

In this same vein, we must also prepare our units for lower temperatures. As such, the Board asks that you follow these easy tips to ensure the safety of your home, and the homes of others around you as winter approaches – which is predicted to be an especially COLD one this year folks.

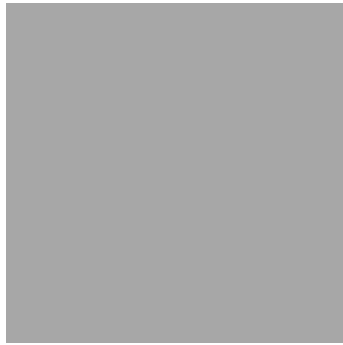
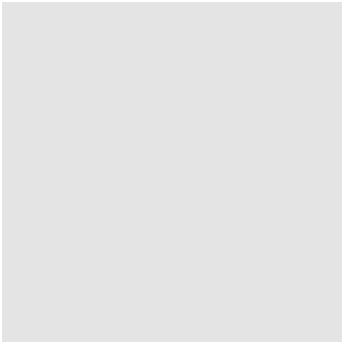
## 4 Ways to Prepare your Suite for Colder Days:

1. **Thermostat:** Set your wall thermostat to the desired temperature (never less than 17C). It controls (opens and closes) the zone valve for heating to ensure regular hot water flow.

2. **Zone Valve:** It's extremely important that this valve operate properly as to prevent freezing and bursting of the pipes. If your baseboard heaters do not feel warm when the thermostat is on, simply contact a plumber for immediate servicing.
3. **Windows:** Windows should remain closed during the winter, which not only helps to regulate the temperature in your unit, but also avoids baseboard heating-pipes from freezing and bursting.
4. **Dryer Vent:** Lint is a highly combustible material. To minimize dangerous build up in the dryer vent (which is higher in the winter due to those cozy, fuzzy sweaters), be sure to remove lint from the lint trap at the front of your dryer with each use. Also, regularly vacuum *behind* your dryer, removing all lint discharge from the floor and surrounding the dryer vent. Should lint be visible from your exterior dryer vent flap (located on your patio wall), contact CEra Property Management for attention.

This time of year is also advisable to confirm the details of your home insurance policy (yes, owners and renters), which should include coverage for any sudden or accidental discharge of water in your home. Better safe than sorry.

Warmly,  
Clare McWilliams | President, Board of Directors



## Meet Mark. Your friendly neighborhood Site Supervisor.

You've likely passed him on the property, donning his RedHaus jumper, meticulously noting site deficiencies, bylaw infractions, changing out a light bulb, or delivering a guest-parking pass. His name is Mark Fernandez; he's our new Site Supervisor and joined our RedHaus team in May. As an entrepreneur and piping designer by profession, his attention to detail paired with his helpful demeanor has proven to be an enormous asset to CEra, the Board and most importantly, you.

We sat down with Mark recently to ask him about his day-to-day at RedHaus.

*A little about me: I've been happily married for seven years and have two sons, four years and 10 months. I moved to Canada from the Philippines in 1994 and speak three languages.*

*When I'm not working, I'm enjoying time with my family. We camp, enjoy the zoo, and often venture to the mountains. I have a keen interest in cars and like to golf.*

What are the three most common requests you receive from residents each day?

1. Guest parking pass requests and deliveries, 125 per month
2. Booking moves (in and out) with related intercom updates
3. Fielding questions regarding site servicing

Which requests are most often misdirected to you, and instead redirected to CEra Property Management?

1. Inquires regarding fine or arrears payments
2. Unit maintenance to include flooding, noise complaints and renovation approvals
3. Parking tickets and towing

For those of you who have not yet had the pleasure of meeting Mark, we encourage you to say hello and welcome him to the RedHaus community!

### CONTACT MARK FERNANDEZ

Site Office: Monday-Friday, 8:30am-4:30pm

Phone: (403) 452 8800

Email: <mailto:office@redhauscondos.com>



## UPCOMING PROPERTY MAINTENANCE

### Fire Alarm Testing

Annual in-suite fire alarm testing is being scheduled for October (details will be forthcoming). Residents will have the option to be at home for the inspection *or* provide a key in advance. Instructions will be provided to residents by email, memo boards and at [redhauscondos.com](http://redhauscondos.com).

OCTOBER | DATE & KEY DROP DETAILS (TBA)



## GYM MAINTENANCE

For those that frequent the RedHaus Fitness Centre, the equipment has received its quarterly service and new free weights have been purchased.

The Fitness Centre is for the use of residents and their guests only; guests must be accompanied. Please remove personal items from the gym area at the completion of your workout.

GYM HOURS | 5AM-11PM



## WEBSITE UPGRADES COMING SOON

The Board is expanding the scope and functionality of our website. The same easy navigation with better access to information & documents for owners and renters. Follow along at [www.redhauscondos.com](http://www.redhauscondos.com).

ONGOING | OCTOBER



## MICHAELS'S ICED PUMPKIN SPICE LATTE

Prep Time: 5 minutes | Ready In: 5 mins | Makes 1 latte

1 cup milk | 2 tbsp. pumpkin puree | 1 tbsp. sugar | ¼ tsp. pumpkin pie spice, plus more for sprinkling  
¼ tsp. pure vanilla extract | ¼ cup espresso or brewed coffee | sweetened whipping cream, for serving

Combine the milk, pumpkin puree, sugar, pumpkin pie spice and vanilla in a medium bowl. Cover and microwave until the milk is hot, 1 to 2 minutes. Let cool. Whisk vigorously until the milk mixture is foamy. Pour the espresso or coffee into a large mug over ice and add the foamed milk. Top with whipped cream & a sprinkle of pumpkin pie spice. Garnish with a cinnamon stick & fresh sage.

How are we doing? We're looking for your feedback and content ideas. If you have a property-related story suggestion, a tasty seasonal recipe, an event idea for like-minded neighbors, let us know!

Email us at [office@redhauscondos.com](mailto:office@redhauscondos.com) with subject line, "ATTN: Editor, Resident Insider."