



## THE PEAKS @ EAGLE RIDGE

News Letter November - December 2014

### The Reserve Fund and Maintenance

The Reserve Fund Study is a study done every 5 years in accordance with the requirements set out in the Condominium Property Act of Alberta. It is done by an engineering firm that is a Reserve Fund Study provider. **The Reserve Fund deals with the repair and replacement of identified capital items.** The Reserve Fund Study also recommends the amount to be in the Reserve Fund to cover these expenses. The Reserve Fund does not pay for the day to day maintenance expenses. This is actually against the law. At The Peaks, there is regular maintenance and emergency maintenance. Please read the Reserve Fund Study [http://www.eagleridgepeaks.com/user\\_files/financial/RFS\\_2011\\_1.pdf](http://www.eagleridgepeaks.com/user_files/financial/RFS_2011_1.pdf)

### Parkade

The schedule for the year will be posted on the Website: <http://www.eagleridgepeaks.com/> Why all the cleaning is necessary to protect the membrane that covers the surface in the parkade. By keeping this clean we can hopefully prevent the need to replace the is at a surface membrane. See news letter from last month with photos and explanations <http://www.eagleridgepeaks.com/communications>

### Safety & Remote access to Parkade

Garage door openers - 472 for the NE door and 460 for the SW door.

**NE Door** Was: 687 and currently is at 472 (reprogrammed)

**SW Door** Was: 721 and currently is at 461 (reprogrammed)

We have effectively removed 475 remotes - resulting in improved security.

**Halloween:** A special thanks to Amanda, June, Sadio & Carolann who decorated the lobbies. Resident from building A also helped with decorations. Pumpkins were donated Norman. Fun & Candy...Photos says it all.



## Grounds

Dog poo needs to be picked up even in winter. The DNA samples will still mean you are responsible for your pets and you will be fined.

## Dates to add to Your Calendar

Santa Visits *The Peaks*  
**Monday**

**22 December**

Visit the offices to put down your child's name & age

Cheese & Wine Party  
**Friday**

**5 December @ 6pm**

**We need volunteers for this event!**

**Please let Amanda know if you can assist ASAP**

Annual General Meeting  
**AGM**

**5 MARCH 2015**

New Board Members are elected.

Let us know if there is something that can be added to our news letter to share with our community - Contact us: [peaksboardmember@gmail.com](mailto:peaksboardmember@gmail.com)

## Yoga @ The Peaks

We would like to give Anne a very warm Peaks welcome. Anne Simpson is a yoga instructor who will be replacing Marianne and will be teaching Yoga for all levels on Tuesdays. **She will start on Tuesday 18th November 2014 @ 6:30pm – BUILDING D** Questions for Anne you are more than welcome to e mail her [cleoandanne@yahoo.ca](mailto:cleoandanne@yahoo.ca)

## Environment



**Recycle..**Give unwanted gifts to Salvation Army

**Large items: Contact Jim 780 799 1562 his prices are excellent**

**Its Slippery... take extra care to keep Safe**

## The Peaks Survey

Thanks to all who completed the report! We had a great deal of data to work through and this is now available and will also be posted onto the website.

## Christmas Lights

Enjoy and have fun during the festive season.

Just a little reminder especially for our new residents -

Christmas lights can go up from 1<sup>st</sup> December to 1<sup>st</sup> February



*Wishing you all a wonderful Festive Season*