



The Peaks

We hope you enjoy our new look! The Peaks Newsletter will now be a quarterly publication – delivered to you and posted on our website. Any suggestions please email the office!

Special Interest Articles:

- Are you a candidate for the Board?
- Technical Audit – Owner’s meeting coming up!
- What residents need to know!

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AGM MARCH 15, 2012 – Mark Your Calendar!

The 4th Annual General Meeting will be held on

March 15, 2012

at 6:30 p.m.

Casman Centre

110 Eymundson Road

Pizza will be served.

Quorum will be called at 6:30; if 25% of the Owners are not present at this time, the meeting will start at 7:15 p.m. with the owners present

constituting quorum.

This will be a very important meeting that will be addressing the following:

- 1) Engineering Report that the Board commissioned to address the water leaks in the Parkade.
- 2) Presentation of the new Reserve Fund Report
- 3) The 2011-2012

budget

- 4) Election of the New Board

A complete AGM package will be mailed or delivered to each Owner.

For more information you may contact your board at

peaksboardmember@gmail.com

Parkade Cleaning **** Please note there are some changes for the parkade cleaning so please read carefully. ****

February 20 and 21!

Alberta Ground Effects will be here on Monday, February 20 for the parkade cleaning in P1 in these areas: Under Buildings B&C only.

On Tuesday, February 21st in these areas: Under Buildings A&D and all of P2 will have to be removed for these dates.

Your vehicle must be removed before 7am and can return to the parkade at 7pm. We will be doing a full scrub this time and will require ALL vehicles

removed from the parkade!

****ALL VEHICLES MUST BE REMOVED FROM THE PARKADE FOR THE CLEANING OR YOU WILL BE TICKETED/ TOWED AT YOUR OWN EXPENSE****

If you will be away, please move your vehicle prior to being away or make arrangements for it to be moved on your behalf.

Parking is NOT available at The Summits but is available in visitors at The

Peaks for the cleaning the night prior to and the day of the cleaning! There are no reserved spots in visitors for the cleaning!!

Alberta Ground Effects and CC#0728880 will not be liable for any damages to vehicles that were not removed from the parkade for the cleaning.

Thanks for your cooperation and if you have any questions please contact the office during regular business hours.

Board Members Needed!



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"AND NO MORE OF THOSE OLD FASHIONED IDEAS, SIMMS."

"Board Members are elected to jointly oversee the activities of the Corporation."

The responsibilities of the Executive are as follows:

President

- is responsible for the daily execution of the business of the Corporation
- shall act as Chair of the meetings of the Board

Vice President shall

- Take over the duties of the President in the President's absence,

and

- Shall assist in any duties as directed by the Board

Secretary

- Shall record or cause to be recorded and maintain all the minutes of the Board, and ensure all minutes are signed by the Chair and Secretary.

- **Treasurer** or Property Management Co. shall cause

- All money paid to the Corporation to be deposited as the Board directs.
- Proper books of account to be kept.
- Present the monthly financial statements to the Board
- Budget to be prepared
- Audited financial Statements to be prepared.

Duties of the Board and Members at Large

The Board is elected at each AGM for a one year term. The current Bylaw allows for seven members: President, Vice-President, Treasurer, Secretary, Privacy Officer, and members at large. The Privacy Office ensures that the privacy of the Owners is maintained.

The Board meets once per month (usually the last week of the month) with a committee meeting as

required, usually once per month.

The Board may strike committees to have members with special knowledge assist it with its work. The Personnel Committee, the Social Committee and the Maintenance Committee are ongoing committees of the Board. The Bylaw Committee has been struck to revise the Bylaw. The Board gives each

committee a mandate and the Committee meets to fulfill that mandate and report back to the Board who reviews the recommendations and makes the final decision.

Board members are obligated to participate fully by preparing for the meeting in advance and by expressing their opinions. Once a decision has been voted on, all board members support the outcome of the vote.

Register your Pets!

All Pets MUST be registered with the office by **March 31/12**

The Peaks has a dedicated pet area between buildings B and C. Please walk your dog in this area only and ensure you pick up your

dog droppings.

Most of our pet owners are responsible, caring pet owners. However, there have been some damages done by pets in the common areas. These are the responsibility of the pet owner. Any

cleaning or repairs that must be done as a result of damages by pets will be at the expense of the pet owner.

If you have any questions regarding pets at the Peaks, please contact the office.



Things you need to know ...

Please keep your windows and patio door closed ... leaving them open in cold weather can result in pipes freezing!



GARBAGE ROOM

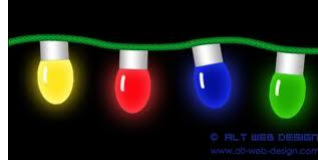
Furniture is not to be brought to the garbage rooms – it must be brought to the municipal landfill site.



CAR SAFETY! Make sure your car does not extend past the nearest post in the parkade nor should it extend into your neighbour's space!

Park in designated areas only.

Please remove your **CHRISTMAS LIGHTS** by the end of February.



RENOVATING???

Check with the office to make sure you are in compliance with the Condo Bylaw BEFORE you make any renos. This is to protect you and your neighbours. Non-compliant renos will be removed at the owner's expense.

"Everyone hears what you say. Friends listen to what you have to say. Best friends listen to what you don't say!"

Yoga at the Peaks! Introducing Athletic Yoga!

Introducing ATHLETIC YOGA!

Athletic Yoga practice begins with meditation and focuses on breathing, then moves into more dynamic, muscle strengthening Yoga.

Sundays, beginning March 11 – DAYLIGHT SAVINGS DAY!

SPRING AHEAD!

10:30 a.m. – 12:00 noon

In Building D Fitness Room

Price: \$15.00 per session or \$50.00 for the month.

Come and try it out! If people are interested the sessions will begin in March.

For more information contact: Brenda Diebel at bd.diebel@gmail.com

NOTE: Tuesday night Yoga continues at 6:30 p.m. – 8:00 p.m.



Payments to the Peaks

YOUR FULL PEAKS ADDRESS IS NEEDED!!

Cheques that are deposited in our Peaks Condo First mail box or at the office often have an out-of-town address on the cheque. This, with rentals, makes it difficult to determine which unit to apply the fee to.

Make sure your Peaks address is included with the cheque.

To eliminate this problem and be sure that your payment is applied timely and accurately, consider using direct deposit. Contact Condominium First or Amanda in the office to make arrangements for this.

If you would prefer another method, try the new electronic mailing of your payment.

Check your e-banking options or talk to your bank to find out about this option.

“Condominium living is different than renting or owning a home. Your Condo bylaw tells you the rights you have and the rules you must follow.”

Introducing - Our Staff

When you see them, say hello and let them know what a great job they are doing:

June Darrah – Head Janitor (fully trained for emergency purposes) 3 ½ years with the Peaks

Carolann Macaulay – Janitor (fully trained for emergency purposes and Municipal Bylaw Officer) 2+ years with the Peaks

Sharon Organ – Janitor 1+ year with the Peaks

Tracy Collier – Janitor 6 months with the Peaks

Carolyn Moores – Janitor 1.5 months with the Peaks

John MacDonald – Maintenance 4 months with the Peaks

Amanda Loveless – Building Superintendent 1 ½ years with the Peaks

Sandra Pearce – Community Manager, Condominium First Property Management

Powers and Duties of Your Board

The Alberta Condominium Property Act provides the legal guidelines and rights and responsibilities that the Management Company and Corporation (the Board) must follow.

Under Section 37 of The Act, the Board is responsible for the *enforcement of its bylaws*. This means that the Board must see that the bylaws are followed, even when they might not personally agree with them! That is one of the reasons for this revision ... to make sure

that we are following bylaws that benefit all the Owners and not just a few.

The other primary duty the Board has under Section 37 is to *“keep in a state of good and serviceable repair and properly maintain the real and personal property of the corporation.”*

This responsibility is what has caused the Board to hire a consultant to determine what future action is needed, if any, to ensure the parkade leaks do not result in future structural damage.

Section 38 of the Act directs the Board to *maintain a reserve fund* which is to be used for major repairs and replacement of the property that is beyond normal annual wear and tear.

A Reserve Fund Plan must be reviewed every five years. This plan determines how much money must be in the Reserve Fund. The Board will be presenting the first revision of the Plan at the AGM in March.

“The Corporation is represented by the Board you elect. They speak with one voice and no one can act alone.”

Peaks Children's Christmas Party!



Newsletter or Website

If you would like to contribute articles to either the newsletter or the website, contact Brenda through the office email

peaks.office@gmail.com

We are looking for an individual interested in managing the Peaks website. If this has some appeal to you, contact the office and let us know!

Any help with communications would be greatly appreciated!

Social Committee

Our social committee and staff have put on some very fun activities to build our community here at the Peaks. We have had the Family Day last summer, the Adult and Children's Christmas events and the Board sponsored Wine and Cheese.

If you have any suggestions or are willing to help on a project, please contact the office and they will forward the information to our Social Convener.

"To build a community, never do alone what can be done with two or more others."

If you would like to offer an activity here in our amenities room that you believe would benefit the residents of the Peaks, please contact the Office with your idea for review by the Board. Activities for young people would be an asset; for example, do you know someone who could organize games in the games room?

The Peaks of Eagle Ridge

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Amanda Loveless, Building
Superintendent

Jason Ranni, President
Stuart Josselyn, Vice Pres and
Treasurer
David Diebel
Dean Little
Prakash Madireddy

We're on the Web!

See us at:

www.eagleridgepeaks.com

Technical Audit of Parkade – Owners Meeting!

The Board contracted Wade Engineering to do a technical audit to look into the water leaking into the parkade.

The report has been received by the Board and is being distributed to all Owners.

In order to discuss the results of this review, the Board will be holding an Owners meeting and notification will be going out shortly.