



THE PEAKS @ EAGLE RIDGE

The Office: Unit 100
136A Sandpiper Road
Fort McMurray, AB
T9K 0J7
Office: 780 743 9676

The Annual General Meeting (AGM) is

Thursday, March 7th, 2013 at Holy Trinity High School:

Start Time: **7:00 pm**.



Holy Trinity High School
230 Powder Drive
Fort McMurray, AB.
T9K 0W8

Registration begins at **6:15 pm**; AGM is scheduled to commence at 7:00pm.

If 25% of the Owners are not present at 7:00pm, as per the Bylaws, the meeting will not start until 7:15 pm.

Pizza will be served outside of the Theatre /meeting room.

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

- Developer Proposal and Engineering report to address the water leaks in the Parkade.
- Presentation of the new Reserve Fund Report.
- The 2012-2013 Budget.
- Election of the New Board.

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

For more information you may contact MMG or your Board at:

peaksboardmember@gmail.com

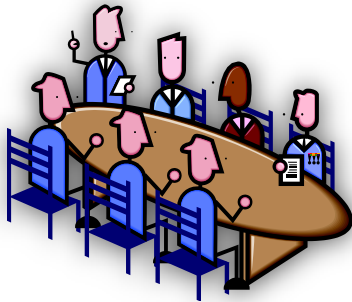
List of Board Members

* Craig Squires
* Dave Diebel
* Chuck Smith
* Frank Lewis
Jay Schmitz
Deanna Hebert

Sub-Committees

Deficiency
Maintenance
Bylaw
Personnel
Communications /Website
Social

*Incumbents who will be running for re-election.



The Board should consist of 7 members: there are at least 3 vacancies available to fill this year.

A position on our PEAKS Board can be a very informative and rewarding experience; please consider volunteering for a term on your Board.

Thank you to our residents who recently answered the call for volunteers and joined our Board sub-committees. Their time and expertise contribute immensely to make this a better community for all of us.

- Maintenance: Shane M., Larry L., Jerry H.
- Deficiency: Jason R., Luau E.
- Social: Lindsey R., Jason R.
- Website & Newsletter: Latha V.

Our Staff

Building Superintendent: Amanda Loveless

Maintenance: John M.

Custodial: June, Carol-Anne, Tracey, Claudette, Frederick

Welcome to Claudette who has recently joined The PEAKS staff full-time, and to Frederick who has joined us part-time /weekend.

Water in the Parkade: Update

A formal proposal has been sent by the Developer to the third party engineering company. The Board's Deficiency committee is now diligently working with the engineering firm on all details of the proposal to ensure that it is a suitable agreement for The PEAKS and to determine the Board's recommendation to owners.

An update letter may be able to be sent out later this month; otherwise the most current update will be presented at the AGM on March 7th.

Garage door:

The Board apologizes for the inconvenience, but our new door is installed and running after delays in obtaining timely quotes from contractors in December possibly due to the holiday season; additionally weather and transportation then played a part in installation delays.

Snow Removal noise: The contractor will do his best to stop work by 10:00 pm.

Bathtub and Toilet Tank Pro-active repairs:

Watch for more information in the coming months.

SECURITY: Audit of Fobs and or Parkade Door Controls.

The Board of Directors has requested a review of security at The Peaks and in the process it has been determined that there is an excessive number of security devices registered to some units. The following is what is allowed, at no cost, for each unit;



FOB & BUILDING KEYS

Studio & One Bedroom Units -Two Keys & Two Fobs/unit at no charge.

Two Bedroom Units – Three Keys & Three Fobs/unit at no charge.

Additional fobs or keys @ \$100.00 non – refundable deposit.

PARCADE DOOR CONTROLLERS

Underground Parking – One door operator per stall

Surface parking – One door operator per stall upon request to access wash bay.

Additional Door Operators @ \$100.00 non- refundable deposit.

The Board of Directors thanks you in advance for your cooperation and is confident that this system audit will tighten and thereby improve the overall security at The PEAKS.

COMMUNICATION at The PEAKS:



The Board has heard the concerns of and strived to have better communication with all residents via the Board email, Minutes, newsletters, update letters, and now a new **Current Events** page on our website. MMG and our Building Superintendent also send out emails with Notices and helpful reminders. MMG has now compiled a Gmail database for The PEAKS for better communication.

The **“CURRENT EVENTS”** Tab is now up and running on our webpage www.eagleridgepeaks.com

– check back often as its content will change as necessary.

Refer to our past Newsletters for other content you may have missed, or refer to the monthly Minutes for more information.

Minutes are always posted approximately one month after a meeting, for review and amendments of the Minutes as necessary, before posting.

Newsletters

Another effort by the Board to **‘Go Green’** and reduce printing costs will now have only a few copies of the Newsletters printed, and they will be posted in the mailrooms for all to read:

or [please view at your convenience](#) under the **‘Newsletters’ Tab** on our website.



Parkade Sweeps:

The Board has heard that many residents prefer fewer sweeps during the winter months. MMG has reviewed the contract with the contractor and while it cannot be changed this year, MMG is looking at ways to reduce frequency for next year and still maintain the requirements of proper maintenance.

Please remove excess debris off of your vehicle and help keep our costs down.

[No vehicle maintenance is allowed in the parkade as per our Bylaws; Thank you.](#)



Next Parkade Cleans:

March 12th & 13th -Tuesday & Wednesday- Sweep & Scrub

April 17th - Wednesday - Sweep Only.

June 5th – Wednesday- Sweep Only.

July 9th & 10th - Tuesday & Wednesday - Sweep & Scrub

Do NOT park at 'The Summits' visitor parking: They will issue a \$120.00 fine.

*EXTERIOR Parking Lot /Snow Removal Only:

Leon's Heavy Equipment will be here on site **Monday, February 25th** to do a complete exterior parking lot clean up/snow removal. Please remove all vehicles from all areas of the parking lot including visitors by 8:00 am and you can return after 5 pm. All vehicles remaining on the parking lot will be towed, no exceptions.

Leon's Heavy Equipment or CC#0728880 will NOT be liable for damages to vehicles that were not removed from the parking lot for the snow removal.

EAGLE RIDGE: HOME OWNERS ASSOCIATION (HOA)

\$50.00 per unit fee:

As part of the overall development plan for Eagle Ridge, a Home Owners Association (HOA) was established whose purpose is to administer and maintain the overall appearance of the development for years to come. As part of the initial registration of the subdivision and condominium plans, an encumbrance was placed on each individually registered title of the Eagle Ridge subdivision. This encumbrance provides for the establishment of HOA and its ability to collect annuity to fund its initiatives which is payable by the owner of each titled unit.

With the transfer of almost all landscaped areas from the Developer to the Regional Municipality of Wood Buffalo at the end of 2012 growing season, (major exception is the school site area which is still under construction) the time has come to activate HOA, collect the annual \$50 fee per individual home/condo unit and transfer the control of HOA to an owner board; The Developer will be doing so in 2013 with the first AGM planned in April 2013. (A separate formal introduction, AGM notice will be sent)

The non-profit Home Owners Association will therefore allow the volunteer community members in charge of running the HOA to focus on the beautification and operation of the subdivision of Eagle Ridge.

Centron will be sending a letter to owners who purchased directly from them regarding the \$50.00 HOA fee that is in every purchase contract. As the 5 year time period is now approaching, those fees will soon be due: owners are responsible for their own units' fees.



Cold weather reminder: Windows left partially open, or heat turned down in severe cold weather may cause pipes to freeze, crack and leak: when heat returns water will flood areas and run into rooms below, often causing extensive damage.

Smoke Detectors / Fire SAFETY:

Disconnecting one's smoke detector in one's unit will also adversely affect the rest of the property. Watch for the upcoming important Bulletin on this subject.

INSURANCE Deductible: The current Certificate of Insurance is applicable:
see your AGM package from MMG.

Ping Pong Table Tennis Club: Sign –up sheets have been set up for February: interested residents to now please manage themselves. See Amenity Room D for sign-up sheets, or email the Board with suggestions @ peaksboardmember@gmail.com

Pool table - Replacement balls have been purchased.

YOGA is being offered again! Building D:
6:30pm - 8pm on Tuesday evenings:*check posters for details.



The Games room in Building C also has a book and magazine exchange – quite a selection there already.





Christmas Events:

- 🌹 Wine & Cheese: The Board thanks all residents who came out to this festive event.
- 🌹 Children's Event: 54 children turned out to see Mr. and Mrs. Claus!

- 🌹 **Thank you** to Amanda L. for organizing the Children's event.
- 🌹 **Thank you** to Lindsey R. who made special cookies for all of our little guests, and along with Jason R., also organized the wine & cheese –
a wonderful job, Lindsey!

- 🌹 **Thank you** to all residents for bringing to the **Recycle BINS** only items that can be taken to the Bottle depot: it has improved the sorting of these items for our staff.

CHRISTMAS LIGHTS:

Please remember to have removed by the first of February: *Thank you!*