



Date: November 18, 2015

Re: Updates, Changes & Friendly Reminders

There have been many changes and upgrades throughout 2014/2015 and we will continue to improve on cost reduction, time management and upgrades that will reduce overall operational costs in the upcoming 2015/2016 Budget.

- Changes were made to the recirc lines located on the roof of each building which was a huge success. Service calls which are very costly have gone from 6-7 per week to 3-4 per month
- Natural Gas rates were a fixed rate of \$3.41/Gj. The Board decided to take advantage of the current market and go with a floating rate which has averaged \$2.60/Gj over the past year. The floating rate can be locked in at any time so it works to our advantage. Over the past year this is our gas consumption so as you can see the potential savings are astronomical at approximately \$40,000.00 per year. The floating rate came into effect November 1st, 2015 so we will see major savings in the upcoming year. Just to give you an idea see the comparison chart below.

2014/2015 Rate Comparison

Month	Usage (actual)	Floating Rate Savings (projected per month)
➤ November 2014	230.6/Gj per day	\$5,603.70 Savings
➤ December 2014	242.3/Gj per day	\$6,280.32 Savings
➤ January 2015	252.9/Gj per day	\$6,350.35 Savings
➤ February 2015	266.2/Gj per day	\$6,037.36 Savings
➤ March 2015	172.5/Gj per day	\$4,331.63 Savings
➤ April 2015	109.8/Gj per day	\$2,668.20 Savings
➤ May 2015	85.0/Gj per day	\$2,134.35 Savings
➤ June 2015	38.4/Gj per day	\$933.00 Savings
➤ July 2015	21.7/Gj per day	\$544.98 Savings
➤ August 2015	27.8/Gj per day	\$698.12 Savings
➤ September 2015	71.7/Gj per day	\$1,742.40 Savings
➤ October 2015	103.3/Gj per day	\$2,593.77 Savings

- 2015 saw changes in our Management companies and the way the property is managed. The Board has brought a Professional Accounting Firm on to scrutinize and manage the day to day finances as First Service Residential is no longer with us. The Board after much research decided that The Peaks best interest would be better suited with a company specializing exclusively in finances.
- You will be required to submit new Pre Authorized Debit and Owner Information Forms directly to the office at peaks.office@gmail.com or in person at the office located in Building A, Suite 100 to set up Condo Fee payments which will be done directly with the Corporations bank, ATB Financial. For your convenience these forms can also be found on our website at www.eagleridgepeaks.com
- The HVAC contract was sent out for tender and without compromising the level of service provided prices were drastically reduced by 50% (\$35,000.00) on preventative maintenance, a 10% reduction on service calls that occur during regular business hours and a 50% reduction on service calls that occur after hours and on holidays.
- We have purchased landscaping equipment to do next seasons summer landscaping in house and have our staff maintain the grounds. The cost has been reduced by \$15,000.00 from our typical yearly landscaping contract.
- We have also purchased a parkade sweeper to maintain the thruways and parking stalls. You will find attached the Parkade Sweeping Notice for December 2015
- With the implementation of led lighting throughout the properties common areas, Enmax has projected a 20% reduction in our lighting power consumption. The real savings will be had with the life of the LED 6-7 years which is much longer than CFL's at 2 years and the staff hours to maintain the 2063 common area light bulbs.
- As a resident of The Peaks you are expected to know the bylaws and adhere to them. **Warnings will not be issued and fines have been sent out with more to follow.** Approximately 90% of residents are complying with bylaws, which is excellent and always appreciated but we do have a small percentage of about 10% who feel the bylaws don't apply to them or they are unaware of the bylaws. As an owner if you rent your suite out, it is your responsibility to inform your tenants and provide a copy of the bylaws to them. Bylaws can also be found on our website at www.eagleridgepeaks.com
- Visitor Parking rules have changed and passes are required after 8pm. You can pick up a pass anytime and hold onto it until you need it. Just email the office at peaks.office@gmail.com to advise you are using it or one dropped off at your suite. Overall the program has been very effective and on a typical night more than half the stalls remain available for Visitors. Thank you!
- All dogs MUST be registered with the office, failure to do so will result in an automatic fine and your privilege to have a pet may be revoked
- Santa will be visiting the property again this year to visit the children. Please email peaks.office@gmail.com with your child's age(s) and gender if you will be participating in the festivities which is scheduled for December 21st in the Amenity Room located in Building A.

The Board continues to implement cost savings and is currently reviewing the 2015-2016 Budget which is expected to result in the lowering of Condo Fees for the 2015/2016 fiscal year. The goal is to continue to provide the best service for The Peaks without compromising the quality of life for residents.