



THE PEAKS @ EAGLE RIDGE

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NEWSLETTER – DECEMBER 2012



Celebrations @ The PEAKS !!

We have two Festive functions coming up in December here at The PEAKS and one and all are invited to participate. The schedule is as follows:

- 1) December 14th, 7:00 – 10:00 pm: “Meet the Board” Wine & Cheese - Adult function.
- 2) *December 21st, 1:00 – 2:30 pm: The Peaks Children’s Event.

Santa and Mrs. Claus will be visiting the children here between 1:00 and 2:30 pm.
(Refreshments will be served.)

** **December 10th**: Registration required: please advise the office of the ages and gender of your children by this date) peaks.office@gmail.com

*C'mon out and join in **The PEAKS** community celebrations!*

- *Thanks* to our new management company Mayfield Management Group (MMG), who is reviewing all of The PEAKS' contracts. \$20,000.00 was saved when we changed our energy supplier to Enmax after our previous supplier's contract expired.
- **Office Hours:** Amanda will now be *in the office* Monday to Friday from **9:00 am - 10:30 am** to address any resident needs/concerns. She is also available through email/ text/ phone from 8:30am - 5:00pm.
Amanda L: Building Superintendent. 780-743-9676, or peaks.office@gmail.com.
- *Welcome* to Damien J. (a 'PEAKS' resident) who joined our custodial staff.



Water in the Parkade

- The developer was on site, the north side of building C, during the first week of November staking out where they would like to begin work, once the formal plan is approved.
- The final proposal that is being worked on by the developer and engineers takes time; the next deadline date is late February, when The PEAKS could file another statement of claim if necessary, but an acceptable resolution is expected before then.
- When a formal proposal is presented to the board, an update letter will be sent to owners.
- A claim with the National New Home Warranty has been filed.



SECURITY:

Break-in update: We had several residents who really contributed to resolving the situation by using contacts and social media to distribute the photos. Two persons were brought in by RCMP for questioning.

***Recommendations:** Residents are advised to make sure that:

- Chains and strong Bicycle locks are used for storage and bikes.
- The lobby door closes completely before continuing on to one's destination.
- The parkade door closes behind you each time one enters /exits the ramp.
- You alert the office if you see suspicious people about the property - (we had Garda do security for 6 hours on Friday, Nov. 9th, after receiving four calls from residents advising of two men in the parkades looking into lockers)
- You be a good neighbor: please put any mail or notices that are left on display at another resident's door for a day or two under their door.
(Papers left out may alert others that no one may be home in that unit.)



Update from the Fire Department:

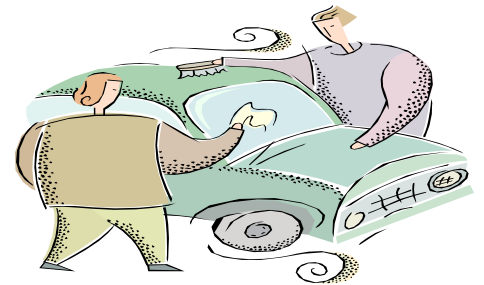
STORAGE AREAS

- No lumber allowed.
- Wood shelving and cardboard boxes are allowed *for now* if kept to a minimum, but residents are urged to purchase **Plastic** totes and shelving in case it becomes a REQUIREMENT.

WASH BAY:

***NO commercial vehicles** to use the wash bay.

Excess silt, sludge compounds and air quality concerns when cleaning the washbay sump has led to a significant increase in sump cleaning and disposal costs. MMG is looking at ways to reduce those costs in order to keep the washbay open permanently.



GYM HOURS have been changed:

Open daily from **5am - 10pm.**

Things to remember when using the gym:

- Please turn off the air conditioner, lights before leaving.
- Do not drop the weights.
- Please carry indoor footwear with you for use in the gym.
- Use the disinfectant every time you use a piece of equipment.

Need some extra space for a Social function?

Our **AMENITY ROOM** is available in building A for booking...

Contact information: **Amanda Loveless**, our Building Superintendent. 780-743-9676, or peaks.office@gmail.com





Alberta Sweeprite will be here on site to do the **Parkade Sweeps/Scrubs** on the following dates:

December 12th - Wednesday - Sweep Only.
January 16th - Wednesday - Sweep Only.
February 13th - Wednesday - Sweep Only.
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.**

Cold weather is here ...

- + Remember to keep your windows closed so that your pipes don't freeze!
- + Please remove muddy outdoor footwear before entering the buildings or use boot covers - This destroys the carpets, which are expensive to replace and creates a lot of extra work for our staff.



- + **Get Festive! Add some Christmas decorations/lights for all to enjoy!**
(Visible to the outside are permitted from December 1st to February 1st.)

- + Thanks to Terrie T. - volunteer for Halloween!
- + Thanks so much to all of the residents that dropped off Halloween treats: extras to be used at Children's event.
- + Thanks to our residents who expressed interest in joining sub-committees. Contact/ follow-up with applicants will occur in the near future (if not already done.)
- + Thanks to Una Q. Fall newsletter editor!
- + Thanks to Latha V. December newsletter editor!
- + Thanks to Jason R., Lindsey R. and Amanda L. for overseeing all of our Christmas Events for The PEAKS!
- + Thanks to Brenda D. for her Board Orientation session, and her time as acting Webmaster for 2012!

