

# EVERSYDE ON THE PARK NEWSLETTER



CONDOMINIUM CORPORATION NUMBER 0512392

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## Community Updates

### AGM

The Annual General Meeting scheduled for September had to be cancelled do to COVID restrictions. Given the delays the Board is looking into options. This AGM will need to cover two year ends of September 2020 and 2021.

While a face-to-face meeting has been preferred, the Board is exploring other options such as Zoom. Another option would be to hold an information session until such time that an AGM can be held.

We would like your feedback as to your preference. Please email Greg Birrell  
[greg@connellymanagement.com](mailto:greg@connellymanagement.com).

### CHANGE IN CORPORATION INSURANCE DEDUCTIBLE

The new insurance policy is in and will be posted to [portal.connellymanagement.com](http://portal.connellymanagement.com). Due to our recent insurance claim, our deductible for wind and hail damage has increased from \$25,000 to \$500,000. The impact to each of us is that if another insurance claim happens, the Corporation must first cover \$500,000. This would be billed to each unit owner's homeowner insurance before the Corporation insurance covers the damages.

**All unit owners** need to review their policies to ensure for coverage up to \$50,000, the maximum that can be billed back to an owner. Please check your homeowner's policy to make sure you have this coverage.

### PROPERTY MANAGEMENT

We would like to welcome Greg Birrell as our new property manager. Our previous property manager Brent Hopkins has been promoted to a management position within Connelly & Company and we offer our congratulations to Brent on the new position.

Going forward, Greg is available to support our community at:

#### **Connelly & Company Management LTD**

Greg Birrell

[greg@connellymanagement.com](mailto:greg@connellymanagement.com)

After hours/Emergencies: (403) 228-1557

Fax: (403) 229-0380

204, 2723 37 Ave NE Calgary, AB T1Y 5R8

## FROM THE BOARD

Since our last communication, the Board has been busy. There have been projects completed with multiple site meetings with contractors. Eversyde on the Park had major damage from the July 2<sup>nd</sup> hailstorm that is an insurance claim. We have also been working to have the updated By-Laws special resolution passed, an important initiative for our community. This work will continue until we collect signatures to ensure we meet the 75% requirement and become compliant with the Alberta Condominium Act. With COVID restrictions, our planned AGM had to be postponed yet again and we are looking at options to hold this important event.

As a Board, our goal is to have our community in the best possible position both physically and financially. This includes working with our property manager to ensure repairs are kept up, repairs and projects are done to the benefit of the community, as well as work to ensure the budget and reserve fund contributions are funded by the collection of the condo fees. This is a challenge with many pitfalls. As each owner is aware, working on one repair can also mean unpleasant surprises of wood rot, water damage and increased repair/project costs.

The projects the Board is planning in the next few years will be to mitigate many of the water issues that we have faced in our community. Looking around our community, we see improvements that could be made but need to choose the most important and beneficial. Starting in 2022, the planned reserve fund expense of the landscaping, irrigation and fencing project will begin the assessment phase. We will also be looking at more concrete work and pending the engineer's report of the decks and columns, finish the painting and recladding of the posts.

## PROPERTY MANAGEMENT LTD.

Did you know that Connelly & Company has an online portal? This portal contains important information that owners may need such as the financial documents, By-Laws, Occupancy Guidelines, Board meeting minutes, application forms, etc.

Take a moment to register for access to the portal at [portal.connelymanagement.com](https://portal.connelymanagement.com)

### **Connelly & Company Management LTD**

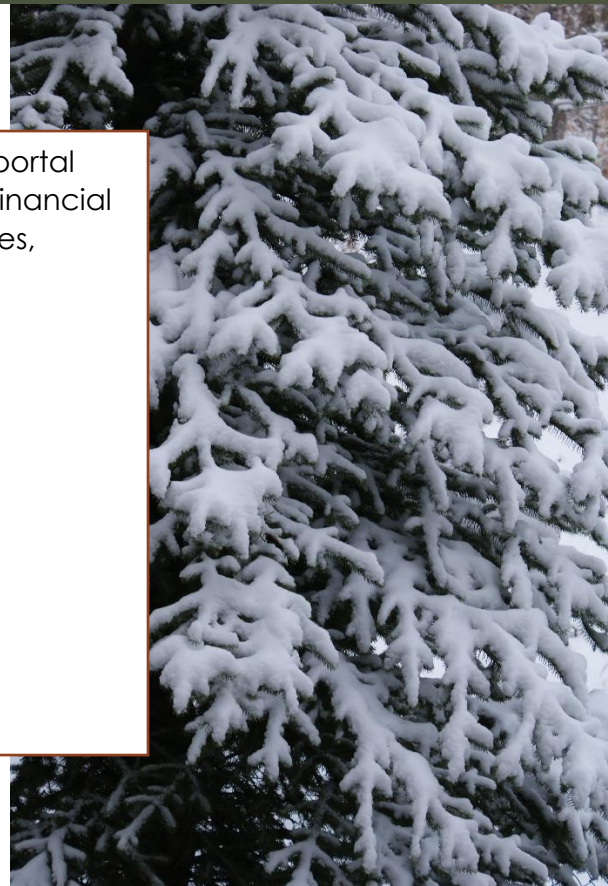
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# COMMUNITY

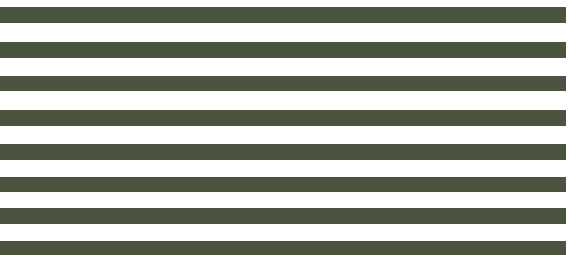
## Winterization

We are entering the winter season bringing cold temperatures. Landscaping will cease, irrigation turned off and snow removal will begin. As homeowners we are responsible for taking steps to ensure our units are winter ready. Please take the necessary precautions to prevent damage to our units and our neighbouring units from the cold. Frozen pipes and water leaks can cause a lot of damage that is potentially very costly to the Corporation, of which we are all owners.

### *Here are a few winter tips:*

- Turn off the exterior faucet water supply, disconnect outside hoses and drain the line.
- Keep windows and patio doors closed. Leaving them open can lead to freezing pipes.
- Ensure your furnace remains on when you are away. It is highly recommended that you also arrange for someone to check on your home every couple of days while you are away.
- Replace your furnace filter, clean and service your furnace and fireplace as per recommended guidelines.
- Reversing your ceiling fans will help circulate warm air
- Check your smoke and carbon monoxide detectors and replace back up batteries
- Turn down your humidifier to prevent moisture build up
- Keep deicer for those little patches of ice that form during Calgary's chinook weather
- DO NOT leave your keys in your cars with the engine running, creating an opportunity for theft

In accordance with the Corporation's Bylaws Section VIII Article 45 (g) (i) page 31, each Owner shall be responsible to pay for damage caused to any Unit, all items in any Unit, or the Common Property.



## 2021/22 Operating Budget

This budget year, the Board had the unhappy task of deciding on a fair amount for the budget. To break down what goes into this decision the Treasurer and Connelly work through the past year of expenditures and budgeted items that are carried forward to the next year. Over 85% of our budget is from items that are pre-determined and therefore fixed. These 3 largest are the Reserve Fund contributions as required by the Condo Act, Insurance premiums, and snow removal and landscaping. When one of the fixed costs increases outside our control, the remaining 15% of our budget is reduced.

Only 15% of our operating budget goes towards items like repairs and maintenance for the common areas and Corporation responsibilities, window washing, pest control, etc. As we saw in 2020/21 items the Board had budgeted for the year were postponed, to ensure any budget shortfalls are covered.

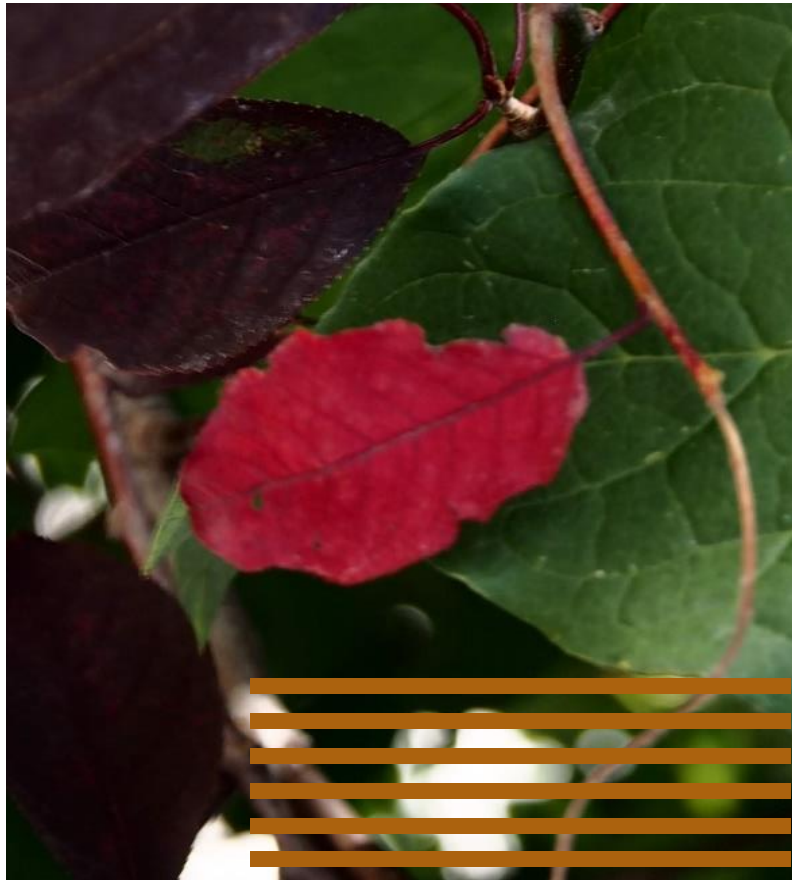
One of the unknowns at the time the budget is set at our year end is the Insurance premiums which is where we are relying on industry experts for advice as to the figures. Our financial year end is September 30<sup>th</sup>. but the insurance renewal isn't until the end of October. For the 2020/21 budget, the insurance premiums jumped from \$55,000 to \$74,000, an unbudgeted amount of almost \$20,000.

For the 2021/22 budget, the premiums jumped again over \$30,000 to **\$104,100**. We budgeted for a 15% increase and we were hit with a 40% increase due to the hail claim which resulted in an unbudgeted amount of \$18,000. The 5% increase to our condo fees was planned to bring the operating budget within a \$2000 deficit considering that we have a \$25,000 insurance deductible to pay for the hailstorm claim as well as the jump in last year's insurance premiums to offset. This unexpected 40% increase will impact our 2021/22 budget.

## Insurance Claim Update

The hailstorm insurance claim of July 2, 2021, was prepared by Doug Sanders of Hansen Labelle Adjusters and presented to the Board for approval. The cost of the claim is for repairs exceeding \$1.4 million. This includes repairs to roofing, siding, windows, soffits, eavestroughs and downspouts, etc. Rockyview Roofing has been awarded the contract to fulfill the work on the insurance claim. The Corporation will be responsible for the \$25,000 deductible which will come from the Operating Budget.

During the walk around with the insurance adjustor, the Board questioned if upgrades were made to better grade materials if the costs of the insurance premiums would be reduced. We were advised there would not be a rebate or premium reduction if the investment would be made, unlike individual homeowner policies. With the limited Condominium Insurance providers available, there is little choice but to accept the terms of the provider without help from insurance legislation changes by our province.



## 2021 Projects

With construction season ending, the projects for the year near completion. Projects this year included hardy Board repairs to units around the complex. Dryer vents were cleaned to prevent a fire hazard. There was also much needed concrete leveling work, which included replacement of the concrete pads for several steps, repairs to degraded steps and work to prevent water ingress. There was continuation of the tree removal project which is the poplar and spruce tree removals as advised by the arborist.

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## Compost Bins

Reminder that any household compost goes in the green bins. The organics CANNOT be discarded in plastic bags. Please ensure that when putting your organics in the compost bin that the proper compost bag is used. Please DO NOT use plastic shopping bags for disposal of the organics. For a list of items that can be put in the organics containers, see the City of Calgary [Food and Yard Waste Program](#) page for further details.

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## Pest Control

During the warmer months Eco Pest has been placing bait traps around the community to keep down the rodent population. We can each do our part by ensuring that we limit easy food sources. With the colder temperatures, rodents will be looking for warmer places to survive the winter. To help keep them away from your home, make sure that you are not storing garbage, seeds, or dry food items in areas like your garage that are easily accessible to rodents. Please do not use bird feeders as this also encourages rodents and pests.

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## Realtor & Political signage

Reminder to all owners to refer to the Occupancy Guidelines regarding realtor, for sale or political signage. For sale signs may be displayed in the property windows but may not be displayed on common property.

## By-Laws – Did you know?

Did you know that we are not yet compliant with the Alberta Condominium Act? With the changes to the Condo Act, the By-Laws for Eversyde on the Park required updating to be compliant. We still need responses from 37 of the units to implement the new By-Laws. We will be engaging all 37 unsigned units in the near future to secure responses. We are operating under old and outdated By-Laws, and we need to have all units exercise their right as owners of the Condominium Complex and return your special resolution form with a Yes or No vote. If you do not have the Special Resolution form or are not sure if your form was received, please contact Greg Birrell at [greg@connellymanagement.com](mailto:greg@connellymanagement.com).

How does this impact you? The letter from MacLeod Law detailed all the changes the new By-Laws were updated to cover. An example is that under the new condo act and By-Laws, if a unit owner causes damage to their unit and units beside it, that owner will be charged back for the costs. i.e., drove their vehicle through their garage and damaging multiple units. If this happens under the current By-Laws, the Corporation representing all 99 units MAY be responsible for the repairs even to common property for damages caused by a unit owner.



## Exterior Lights

Fall might make you think of cozy nights around the fire, crisp air, and comfort foods. Remember that fall also means that it is getting darker sooner. While the exterior of the complex is common property, unit owners are responsible for changing the bulbs of their exterior lights and cleaning the fixture. Remember to check your bulbs and change out any burned-out lights to ensure you have visibility in the darker hours. If your outside light is damaged and requires repair, this is a Corporation expense. Requests for repairs are to be directed to Greg Birrell at [greg@connellymanagement.com](mailto:greg@connellymanagement.com)

## Snow and Ice

Eversyde on the Park has snow removal provided by Bugaboo, and weather in Calgary is always changing. As the saying goes, if you don't like the weather, wait 5 minutes! What this means for our community is that although our snow removal company provides a great service, they cannot be onsite 24/7. Freeze/thaws will happen daily and what was a clear sidewalk when they leave may be full of ice later from the snow melt that day.

Our contract with Bugaboo is to be on site within 24 hours after snowfall has finished. In our rapidly changing climate, we have seen drastic amounts of snow fall within a short period of time. Please note that Bugaboo works hard to maintain this service and be on site, but extreme weather and other higher priority areas mean that we might not have full snow removal right away. It takes Bugaboo many hours to fully service our sprawling community. Please keep sand or ice melt on hand to use on any icy patches on your paths between Bugaboo visits to ensure that you and your family are safe. It doesn't hurt to have a snow shovel handy to tackle your sidewalks and/or driveway.

## Contracts

When Eversyde on the Park requires work to be done in the community, whether it is ongoing or for a project, the Board requests a minimum of 3 quotes from reputable contractors. Contracts are awarded based on the detail in the quote, discussions with the provider during the walk around (if needed), the total cost and the investment level from the contractor and guidance from our property management company. The Board prefers to collaborate with contractors who provide detailed explanations, recommendations for the repair/service and other considerations noted during the walk around. The Board also looks for providers who respect the Corporation guidelines and By-Laws. When looking for a service provider such as snow removal and landscaping, the Board also looks for cost saving areas. For example, we might have a better contract cost by engaging in a 5-year contract than a 1-year renewable contract.

