

EVERSYDE ON THE PARK NEWSLETTER



CONDOMINIUM CORPORATION NUMBER 0512392

ISSUE NO 1 | SUMMER | 2021



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Community Updates

WELCOME

Several new residents have moved into our community this past year. We wish you a warm welcome to the neighbourhood.

We encourage you to explore our website at eversydeonthepark.com. You can find information on our complex and important information and forms you may need.

Please make yourself familiar with the community By-Laws and Occupancy Guidelines.

SUMMER PROJECTS 2021

Over the past year, many projects have been planned and completed in our community. This work included the eavestroughs project, the levelling of patio blocks in many yards, as well as cladding removal from the deck posts of the 3 story units due to moisture.

Summer 2021 projects include:

- Hardy Board repairs and repainting due to weather damage
- Concrete work throughout the complex
- Repairs and painting of deck columns where cladding removed
- Next stages of tree removal with stump grinding
- Landscape remediation from tree removal

PROPERTY MANAGEMENT

Since October 2020, Connelly & Company Management Ltd has been our new property management firm.

With this change, the TownSq portal is not in use. As well, any communications from C-Era or Associa can be unsubscribed.

To report any issues, please contact our property manager Brent Hopkins with Connelly & Company Management by phone at 403-228-1557.

We also encourage you to register for the Connelly Management Portal at: portal.connellymanagement.com



MESSAGE FROM THE BOARD

As a board, our goal is always to serve the best interests of our unique and beautiful community. This past year has brought many challenges to how we work, how we live and how we meet with family and friends. Although we had to change how we met and managed as a board, your Board of Directors is proud to represent our unique community. Our regular meetings became online zoom calls and improvements continued where possible.

In the interest of sharing information and updates with the community, we have launched this newsletter to provide details about our community and important information to our owners and residents. Many of you have been asking for updates and we hope this newsletter will address some of your questions.

You may have seen us around the community recently for the annual Spring Walk about, details below. You may also see us in the weeks to come as we collect signatures for the updated By-Laws special resolution, an important initiative for our community.

We hope that as Alberta opens up this summer that you are able to enjoy time with family and friends. We look forward to seeing you at the Annual General Meeting when the Stage 3 re-opening arrives.

MESSAGE FROM CONNELLY & COMPANY MANAGEMENT LTD.

For over 40 years, Connelly & Company Management LTD has provided property management support in Calgary and surrounding areas.

The family-owned company, manages over 130 buildings of all types and sizes, ranging from 4-unit townhomes, high-rise towers, to proudly managing some of Calgary's most premier condominiums.

Our biggest asset is our exceptional team of experienced property managers and support staff, who continue to look for ways to improve our business, helping us deliver the best-in-class customer service for our clients.

Connelly & Company Management LTD

After hours/Emergencies: (403) 228-1557

Fax: (403) 229-0380

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

<http://www.ConnellyManagement.com>





Do you have a great picture of our community you would like to see in the next newsletter? Send to eversydeboard@gmail.com

COMMUNITY

TELUS PURE FIBRE

The Board has authorized Telus Communications to have access to the common property to install telecommunications equipment for the PureFibre upgrade. The Board authorization is only for the Common property including to the exterior of the units. TELUS may contact you for authorization to install a fibre optic plug and necessary wiring. Unit owners are under no obligation to change or upgrade their telecommunication services to TELUS PureFibre.

Landscaping

Winter is done and Spring has sprung! Bugaboo Landscaping has started summer maintenance. The schedule will be every Tuesday. If there are adverse weather conditions, the scheduled day will move to the next business day.

Please ensure your lawn is clear of obstacles, toys, and pet waste before each Tuesday morning.

Fertilization

The application of fertilizer and weed control will occur when the stump grinding from the tree removal has been completed. A notice will be sent closer to the date. You will want to keep your pets off the lawn until it is dry, which will take approximately 30 minutes.

Garbage Garage

The garbage garage will be cleaned up in the coming weeks. This will include power washing of the exterior and interior.

The Board has also authorized the unbudgeted removal of items improperly disposed of in the garbage garage.

We remind owners and residents that items that do not meet the guidelines posted are not budgeted for waste removal and those extra costs are shared with the whole community.

If you have any items of furniture, electronics or hazardous materials, these must be properly disposed of elsewhere.

Please refer to the City of Calgary's [What Goes Where](#) tool for guidance.

Annual General Meeting Date?

As previously communicated, the Annual General Meeting (AGM) was postponed until further notice. As the Government of Alberta continues with the [Open for Summer Plan](#), we look forward to scheduling the AGM when Stage 3 is re-opened. Stay tuned for further updates.

AGM Package

Our prior communication advised to expect the AGM package before mid April. Unfortunately, with the transition from C-Era to Connelly as well as the ongoing pandemic, the preparation of the Audited Financials has been delayed. These are in the process of being prepared. Once these are ready, the AGM package will be mailed to you.

Spring Walk Aroun

Over the course of multiple weekends, the board recently completed the annual spring walk around. The information collected is under review.

Deficiencies and repairs have been noted for further action as well as data collected for upcoming reserve fund projects.

Please note that further walk arounds may take place with the continuation of projects throughout the year.



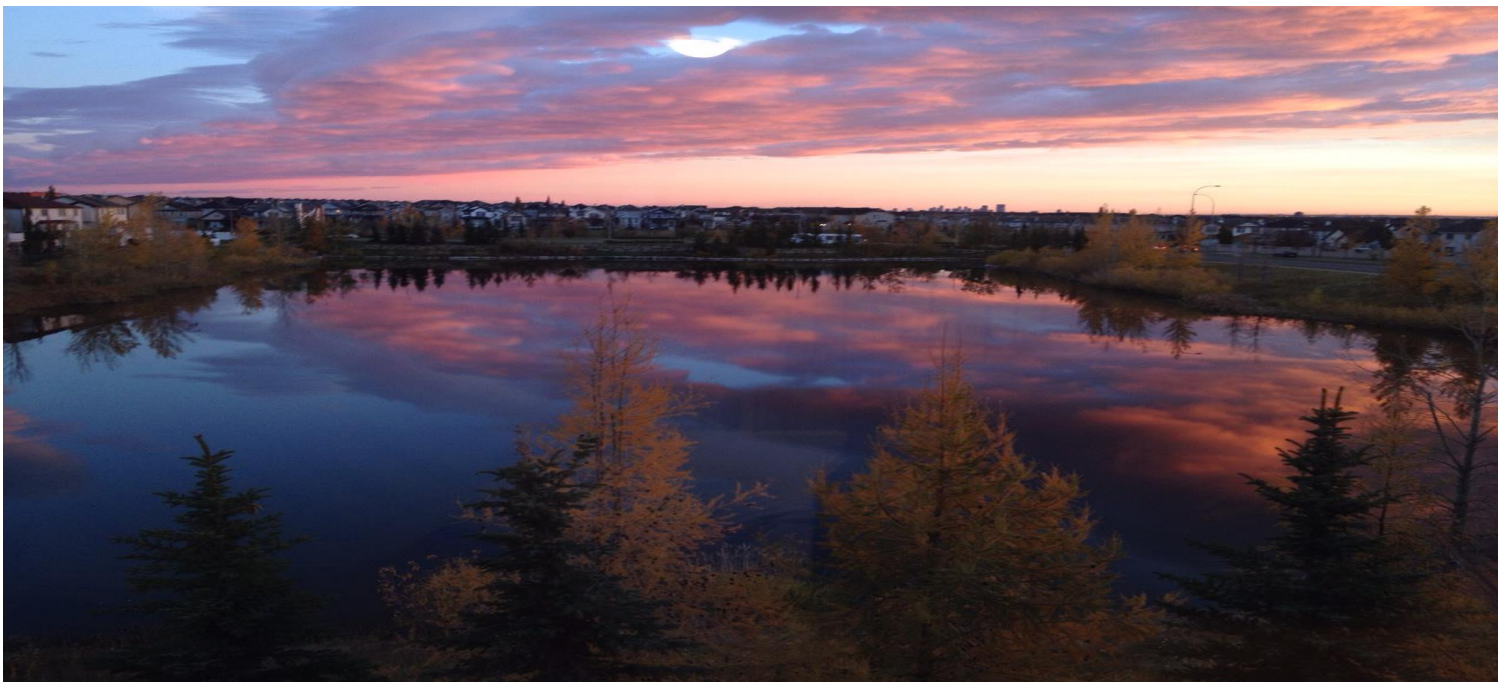
Special Resolutions – By-Laws

Signatures needed!

A Special Resolution of at least 75% is required to pass the new By-Laws into effect. As this target has not been met, the board will be collecting signatures from owners. It is imperative that these By-Laws are approved as the previous By-Laws are offside from the legislation changes in January 2018 and 2020.

These new By-Laws protect the community including damage to the common property, insurance deductibles, collection of condo fees and reserve funds, among others.

Please ensure a signed copy of the resolution is sent to our property manager Brent Hopkins at brent@connellymanagement.com. If you do not have a copy of the form, please request a copy from Brent.



Owner/Resident Responsibilities - Barbeques

It is summer and dinner is sizzling on the grill, a perfect hot summer day.

We remind owners and residents that per the [Occupancy Guidelines](#) BBQs must be kept away from the siding so as not to create a fire hazard. Any damages caused to the siding such as heat bubbling shall be repaired at the resident's cost.

Upcoming Reserve Fund Projects

Some of the ongoing challenges in our community is landscaping, fencing and drainage. While the eavestrough project was meant to mediate some of the drainage issues, larger issues remain. Starting in the 2022-2023 fiscal year there will be a 5-year project plan to review and correct the landscaping, fencing and irrigation.

Starting Fall 2021, Landscaping engineers will be contacted to review existing concerns and make recommendations for the scope of work. This may include adjustment to irrigation heads/lines, re-grading soil, water mitigations, changes to landscaping material for areas where grass does not grow well, and beautification to the community.

Stay tuned for further communication and input. We are excited for the launch of this long overdue project to resolve the many issues we are seeing in our community.

Reserve Fund Study

What is a reserve fund study you ask?

As per [Condo Law Alberta](#), a reserve fund study is a physical inspection of the condominium's depreciating property (for example, roof, heating system, entrance doors, etc.) that must be completed every 5 years. A reserve fund report is a written document outlining all the findings from the reserve fund study.

This is the obligation of a condominium corporation to ensure community maintenance is funded and planned.

The 2020 study can be found on our website at eversydeonthepark.com.

You can also find this on the [Connelly Management Portal](#).

