

# Eversyde on the Park Newsletter



Condominium Corporation Number 0512392

3 | Summer | 2022



## Page 2

Concrete & Masonry Work  
AGM follow up  
Bugaboo  
Insurance Claim

## Page 3

Attic Rain  
Landscape project

## Community Updates

### Special resolution update

A Special Resolution of at least 75% has been passed. The new By-Laws have been filed with Land Titles by MacLeod Law .

The new By-Laws are now in compliance with the Alberta Condominium Act.

Thank you to all owners who provided their votes.

A review of the Occupancy Guidelines is underway to ensure this document is aligned with the new By-Laws.

### summer projects 2022

With the change in weather, it's time for projects to start.

Summer 2022 projects include:

- Continuation of concrete work to steps and walkways in our community. Some of this work is due to Deterioration, Wrong grades, etc.
- Next stages of tree removal with stump grinding. This is year 3 of the project
- Landscape remediation from tree removal
- Masonry repairs
- Review and planning of the 5-year Landscape, Irrigation and fencing project
- Power Washing of Siding

### Property Management

With the recent heavy rains, please advise if you have leaking in your basement. Please reach out to our Property Manager Greg Birrell.

Greg is available to support our community at:

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

Greg Birrell

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

After hours/Emergencies: (403) 228-1557

Fax: (403) 229-0380

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



# Community Info

## Window Washing

**Power washing** will be completed this year. This will be completed when more of the overhead work on the insurance claim is completed. The Board has received quotes for power washing of the siding. Stay tuned for more information!

## Landscaping

Bugaboo Landscaping has maintenance, scheduled for every Tuesday as in previous years. If there are adverse weather conditions, the scheduled day will move to the next business day.

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

## 2022 AGM

Minutes from this year's AGM have been posted to the website and the Connelly portal. We would like to pursue the online Zoom format going forward and will incorporate the feedback that was

## July 2021 Hailstorm Insurance Claim Update

Rockyview Roofing been working through the long list of repairs to our complex. Roofing has been completed, siding , Garage Doors and eavestroughs repairs/replacements are almost completed. Once the insurance work has been completed, our insurance adjustor will be going through the complex **with the contractor and members of the board** to review all repairs and make sure they were completed to standard.

If you are noticing any issues, **Especially during rainstorms** please **notify the Property Manager Greg immediately**. The insurance adjustor will be working with Rockyview Roofing and Connelly Property

provided.

Management to ensure all items have been repaired to our satisfaction.

### **Concrete Work & Masonry Repair**

Building Works has been awarded the contract to complete more concrete repairs this year. Building Works has completed masonry work, reattaching the bricks that have fallen off various areas in the complex.



## Attic Rain Update

Rockyview Roofing has completed: Harding painting will be doing the ceiling painting where stains appear, and this work should be scheduled for July sometime. Please make yourselves available for the work to be completed as the painter will be calling to set up times for the work. Probably completed by the time this newsletter is sent

## Landscape Project

We are excited to be moving forward with the 5-year reserve fund project. As mentioned before, some of the ongoing challenges in our community is landscaping, fencing and drainage. While the eavestrough project helped to mediate some of the drainage issues, larger issues remain.

The Board and our property manager have worked to review proposal submitted by landscaping architects after meeting on site to discuss our needs. As the contract has now been awarded, work will be moving forward on design solutions. 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.

**You can expect to see communications from the board about the plans, options and the reasons for the work reviewed by the board first.**

## 818 Studios

After reviewing the proposals submitted by landscape architecture firms, we have awarded the contract to 818 Studios. This company had been referred to us by known and trusted contractors that we work with regularly. As part of the proposal process, representatives from firms were shown around the community and the various concerns were discussed. Proposals were then submitted for review by the Board. The companies also



made a presentation to the board and responded to our questions. 818 Studios was chosen for their proposal, responsiveness, and adaptability to our unique community's needs. We look forward to working with them for this project.

We would like to see the project done in phases by blocks to prevent long term adjustments to the enjoyment of our yards. After each phase of the project completes, we are also looking at changes to application forms for decks and creating new applications for gardens for owners to enjoy their yards. **All phases and proposed work will also be posted on the website for owners to view.**



