

Mayland Terrace NewsWire

Dec 2004

Issue 10

Welcome:

We have new neighbours! We would like to extend the heartiest of welcomes to the new residents in our building. Units 507, 222, 618, 129, 235, 327, 418, 519, 531 and 607 are all newly arrived to our community; please wish them well and welcome should you run into them. We would like to take this opportunity to wish a happy Chanukah, Merry Christmas or good Ramadan to all our residents and their families and the very best for 2005.

Change of Policy:

This will serve as notice to the residents that the condo board has made a change in policy. It has been decided that to limit the possibility of legal liability and to reduce the likelihood of accident or bodily injury; policy has been amended, effective immediately, that no persons under the age of 18 shall be in the parkade, the games room, or the exercise room without being in the attendance of an adult. Any persons under 18 in these areas will be removed from the area, will have their unit numbers taken and a letter will be sent to the owner of the unit.

All units will be able to have a parkade key. This will work the same as the other building keys. You must obtain the key from Rob (our building operator), you must sign for the key. 1 key per unit will be issued. Additional keys or replacement keys will be charged out at \$75.00 per key.

Storage lockers. This change will be effective 10 days after issuance of this NewsWire. If you have been assigned a storage locker, please put a lock on it. Any lockers, which do not have a lock, will be deemed "unwanted" by the unit to which they have been assigned and will be "reclaimed" by the board. These lockers will then be made available to other to other units and /or other purposes. In short, if there is no lock on it, in 10 days, you'll lose it. Once lost, you're unit will go to the bottom of the

list for any re-issuance.

Roof:

Freeze-Maxwell has started the main section roof. Work will be ongoing for a while. We hope that residents won't be inconvenienced by roof noise or smells, etc. The work schedule and completion will depend greatly on the weather, but we are assured that it will progress as swiftly as is possible.

Being Neighbourly:

This topic shouldn't even have to be put into print! It seems, however that we have some people in our building who need reminding that we live in a closed "community" and that we share our costs and obligations. We have a number of internal issues this month. #1 it seems we have someone who is decorating at our expense. There have been a number of pictures and miscellaneous items disappear from our walls and halls. A gracious volunteer built and put up Christmas decorations in the lobbies only to have one of the wreaths stolen in the first 24 hours it was up! #2 children are running rampant in our building unattended. Some of these have been found to be children from the neighbouring complex. Please watch for children and if you see children running around and disturbing residents, please report it to Rob, ACMS or throw them out of the building yourself. We would prefer that you notify Rob so that he can record their names and unit numbers (if applicable) and appropriate action can be taken. #3 Some inconsiderate persons have ripped signs, notices and people's ads down. These things cost money and every one that gets ripped down, has to be replaced, etc. comes out of your pocket to replace! Let's all watch out for those responsible and put this un-neighbourly conduct to an end. These are your condo fees being wasted folks; let's work together to stop this type of behaviour. #4 We would like to see a building "Welcome Wagon" committee started. If you would like to volunteer your time to be active on this committee, please drop a note in the office mail slot with the heading Welcome

Wagon. Please include your unit number, your name (please print clearly) and contact phone numbers. If we do not get sufficient volunteers, this idea will be abandoned. The *board* will not take this job on itself. We have many creative and giving people in our building, please come out and help us welcome those who are new to our community! Help make them especially glad that they bought into our community!

By-Law Enforcement:

By-Law enforcement has been pretty lax lately, as we wanted to see just how many people would take advantage if we let things go. It has become apparent that people are once again abusing their privileges or ignoring the by-laws. Starting January 1, all by-laws will be enforced again. We were hoping that this would be unnecessary, but there's a small percentage of owners proving us wrong. Please make sure you familiarize yourself with the by-laws so as to ensure that you are being a good neighbour. Unsure of what the by-laws are? You should have gotten a copy of them with the purchase of your unit, but if not, you can request a copy of them from ACMS.

Elevators:

Work on the elevators has begun as I'm sure everyone is now aware. It is estimated that replacement will be on the order of *approximately 10 weeks* per elevator. Remember that this is an estimate. Hopefully work will be completed sooner, but we cannot guarantee it. Please be patient and look forward to the new (and reliable) elevators we'll have once the work is complete!

Bicycles-etc.-in-Parkade:

This will serve as notice to all residents of the building. There is an old bicycle rack and a number of old bicycles in the parkade, south side. The board has decided to get rid of this bicycle rack to make room for other developments. All bicycles should be removed and stored in your unit and / or storage area. Effective 30 days from issuance of the newswire, any bicycles

remaining will be disposed of. As per the article above on by-laws, you are allowed ONE vehicle per parking stall. Storage of items of any kind in your parking stall is strictly prohibited by the Fire Marshall and will not be permitted under any circumstance. This means, no Windshield washer fluid, no spare tires, no boxes, bags, pop bottles, etc. You are permitted to have your vehicle there only. Sorry, these are **fire regulation laws**.

EGM-RE: New By Laws:

The requested EGM (Extraordinary General Meeting) over by-laws, brought up at the AGM, is being planned for early in the new year. The delay is to give new board members a chance to acclimate themselves to board business and practices. Also, too many people go on holidays between now and the new year. It is our hope that if we put this on the agenda for after the Christmas / New Year season, we will be able to achieve maximum attendance at the EGM. The board will be meeting on January 3rd to review by-laws internally to prepare for the EGM, so it shouldn't be too far off.

Want To Learn More About Condo Concepts and Rules?

Visit Gerald Roterings' website "Condos In Calgary" where you will find a lot of very useful and informative condo related information. You can find this information at: <http://www.condosincalgary.com>

Holiday Office Hours:

Please remember that over Christmas, Rob will not be in the office or on site. He will be off on Monday the 27 and Tuesday the 28 of Dec. (for Christmas and Boxing Days) and off on Monday January 3 for New Years' Day. We are required by law to give him this time off and he deserves it. If you need to get hold of him for any reason, please keep these hours in mind and try to reach him at some other time.

Emergencies:

Please **DO NOT** call contractors to do *any repairs* unless you are prepared to pay for it! If you call any contractor the work being done may be billed directly to you! Call ACMS's main number at **253-7525** to get emergency service after normal working hours. All contractors MLT deals with have been told that if they are not called by ACMS, they are to bill the person calling them.