

MAYLAND TERRACE NEWSWIRE

Feb. - March 2005

Issue 12

By Law Infractions:

There were virtually no by-law infractions to speak of in February! The board heartily thanks those who have had issues and who have willingly corrected the problem areas. Your cooperation is appreciated. Willing to the bylaws makes for a much more pleasant community atmosphere. If you are not familiar with our bylaws, request a copy from ACMS or download a copy from the web. If you have questions or need bylaw clarification, please write me and I'll do the best I can to answer you. If you don't have email, place your request in writing and drop it in the office mailbox "Attention Jerry".

Roof Replacement:

The roof replacement is about 95% complete. The board is getting quotes now on getting the last little bit done. This is primarily the small areas at the tops of the stairwells. Having the roof done is a huge monkey off our backs and we are sure you are just as happy to have it all done as we are! No more roof leaks..hooray!

Roof Access Ladders:

Roof access ladders have been contracted and have now been installed. These ladders were fabricated offsite and then trucked here and crane lifted to the roof. This will not only put us in compliance with occupational health and safety but will now allow Rob and contractors to look after fans and motors for those sections of roof not previously accessible.

Fire Panels and Security Cameras:

The new fire panels are now complete and work is underway to have fire safety switches installed in the elevators so that the elevators will not be able to go to floors where a fire alarm has occurred. The elevator will park below the fire floor to 1) protect people from getting trapped in the elevator and 2) to stop the flow of air going up the elevator shaft to fuel the fire. When the elevators are complete, there will be security cameras installed in the elevators. This will add to our safety and security. The board has also authorized changing the security cameras in the parkade to infrared cameras which will be far clearer imaging and whose images will be court worthy.

Shopping Carts:

We now have some of our own shopping carts. They are marked "Property of Mayland Terrace – Please return to parkade". Please make sure you return the cart to the parkade foyer it came from. Hopefully 2 per side will be sufficient and people will return them quickly for others to use.

Garbage:

Please DO NOT put large items, boxes, pizza flats, etc. into garbage chutes! They may look like they'll go in, but they often get caught on the next floor down, then someone has to go

into the chute with long poles and try to free up the blockage. Not a nice job as you can well imagine. Please take these large items to the first floor and put them into the garbage trolleys. This room is on the main floor in the same locations as the garbage chutes and is accessible to all owners and tenants to deposit their garbage. There have also been problems reported of people leaving their garbage bags etc. laying around for someone else to pick up and dispose of. This week there was a massive amount of kitty litter spread all over the floor and just left for someone else to clean up. Should you have a spill or some such problem, come see Rob or the board; we will help clean up in any way we can. If this practice of leaving it for others continues, I will be looking into applying clean-up charges back to the owners responsible. The rest of the owners should not have to pay wages, etc. to clean up your messes. Also, please be careful with your refuse, there have been visa bills etc. (with your account numbers on them) floating around the grounds which we presume are coming from the garbage. Please shred your important documents!

New Reserve Fund Study:

Since we have now completed (or are well on their way to being completed) so many building issues and derelict machinery and equipment, the board has opted to have another reserve fund study done. This is necessary to re-evaluate the life expectancy of the new equipment and will tell us if we are on track with our condo fees and budgets for future replacements. We feel this is a must to have done so that we make sure that we are not over or under funding our reserve fund.

By Law Resolution:

Please be reminded that the by-law resolution needs to be turned in to ACMS. Attached is the form for the special resolution for acceptance of the newly proposed bylaws. If you're in agreement with the proposed bylaws, please sign the form and mail it to ACMS. This will mean acceptance of the proposed bylaws as presented and without changes. The attached form is for anyone who has lost their copy or simply forgot to do it.

Units For Sale:

I have noticed the decreasing amount of properties for sale in our building. When I first moved in here there were 30+ units for sale. I see a very positive (I feel) trend here. The number of lock boxes has been steadily decreasing over the last 3 years and right now we have only 5 units for sale! This is extremely positive and (I hope) reflects greater confidence in the board, less problems with neighbours and less overwhelming expenditures looming over our heads. We are making significant progress in our building and I am very happy to see some "community pride" in our building.

Vandalism:

Unfortunately, we have to request that people not tear down the signs you see around the building (we shouldn't even have to print something like this). There are good reasons why those signs are there; some are there to cover our backsides on legal issues. Someone has been tearing them off the walls. This practice not only puts us at legal risk in some cases, but costs us all money out of our pockets to repair the damage to the walls, get the signs replaced and to pay someone to put them back up. This costs us all money and is plain, needless vandalism. Recently there have also been a rash of break-ins, tire slashing and other related forms as senseless vandalism and property destruction. We all need to be aware of this and to watch out for each other and our properties; after all, in a building community like this, what affects our neighbours also affects us. All this vandalism costs us all money to keep repairing and if we can't keep an eye out for each other, we may have to look at alternatives like hiring building and parking lot security. You can imagine the cost for this would be staggering. Lets try to avoid these costs and keep an eye out for our neighbours and their / our property!

Unruly Children / Pets:

This seems to be an unending source of irritation to many of our owners. There have, again, been complaints about unruly children running the halls, screaming, playing in the elevators, playing cards etc. in the lobbies, running and yelling in stairwells. Anyone seeing this type of behaviour please write a complaint to the board with the home unit number of the offending children and/or pets. All complaints of this nature will be handled with zero tolerance and in strict accordance with our by-laws. On Saturday night Feb 12, there was also a small white dog running loose in the north lobby barking quite a bit. Please be advised that loose dogs and/or barking dogs will not be tolerated and will be dealt with in accordance with by-laws.

Elevators:

The south elevator is complete and is running well with the exception of adjustment to sensors. Remember the old one was down about once a week, sometimes more? Many people have told me that they like the new elevator; they are very quiet, faster and smoother to ride. Hopefully, the north elevator will be complete by mid March (no guarantee, but we hope). This is another HUGE cost that we'll have off our backs; one which this board hopes never to have to look at again! These elevators have cost us a huge amount of money. Please DO NOT move things in the elevators without asking Rob for the blanket to protect the walls. (The south one lasted only a couple weeks without damage being done to the door, which will cost several hundred dollars to get buffed out. He doesn't mind getting it for you). Many people have been moving things like carpet, dressers etc. without the elevator blanket and this is only going to damage the elevator walls and cost us all more money to have them repaired, yet again. Please be careful, ask for the blanket, plan ahead and report the "midnight movers" to Rob, ACMS or the board. If they damage the property let's bill them, instead of us!

Policy Change:

There was a couple of lovely letters about this subject.

Everyone should be aware that the board can change it's policy at any time. Does this make it law? No, it does not. A "policy" is what the board recommends and advises to owners. The board maintains "policies" to try and keep things on an even keel, to maintain uniformity of building appearance and to look after the interests of all owners and maintain property values. It does not reflect a change in by-laws and no, we cannot enforce it as if it were a by-law. It was our hope that owners would show an interest in keeping the outside appearance of our building uniform and neat looking and would comply voluntarily. After all, if you have every unit with a different look in the windows and on patios, it doesn't take long for the "slum look" to drag your property values into the garbage can. This is one of the changes proposed in the new by-laws and we were hoping that by introducing a "policy change", it would be a friendly way to make people aware there was an upcoming change and that it is in the interest of keeping resale values as high as possible and in keeping our building looking as good as we can. The truth of the matter is that whether it's a policy change or a by-law change, nothing can work without the cooperation of the people who own and live here. If the ownership wants to have the building look like a slum hotel, there really isn't much we can do about it. We can choose to work together and cooperate to have a nice looking building with good resale value or we can fight each other, do whatever we choose and have a building that looks like garbage, has no resale value and where tension is thick enough to cut with a knife. The board would like to thank all of you who do comply voluntarily and go out of your way to make sure our building looks good and is neat and tidy. We owe some resale value of our homes to you!

New Contracts:

We have awarded the contract for lawn and grounds care to a new landscaping company. We had many, many complaints about Decade 90 and their contract has not been renewed. We are currently getting quotes for snow removal as well. We did renew the contract with the security monitoring company.

Identity Theft:

This is a very large problem nowadays. Please make sure you shred anything that has personal information on it. Don't let someone steal your identity by picking a phone bill or visa bill, etc. out of the garbage! Think it can't happen to you? You would be amazed at the personal info board members and the building manager have found floating around our grounds and building. It's absolutely incredible! Please don't be a victim, a shredder cost so little and takes but a few minutes of your time and it could save you countless hours of grief, not to mention the costs! The potential is there to lose your life savings; no one wants to see that so please, be careful.

Emergencies: *Elevator emergency numbers are now on the main floor elevator panel.*

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.

MAYLAND TERRACE
SPECIAL RESOLUTION
REGARDING BY-LAWS

The Undersigned, being not less than 75% of all those persons who, at a properly convened meeting of CONDOMINIUM CORPORATION NO. 9912606 would be entitled to exercise the powers of voting conferred by the Condominium Property Act or the By-Laws referred to herein and representing not less than 75% of the total unit factors for all the units hereby resolve that the By-Laws applicable to Condominium Plan No. 9912606 being the By-Laws registered as instrument #001118587 on May 5th, 2000, are hereby repealed and the By-Laws attached to this Special Resolution are passed in substitution and replacement therefore effective as of the date on which the Registrar of the Land Titles Office for the South Alberta Land Registration District has made a memorandum of filing hereof on the said Condominium Plan as evidenced by the signatures below as of the 18th day of October, 2004.

This Resolution may be signed in counterpart.

Signature of Owner

Print Name _____

Signature of Owner

Print Name _____

Owner(s) of Unit # _____

Civic Address: _____ Calgary, AB