

BRIDLEWOOD POINTE OF VIEW RESIDENT NEWSLETTER

Bridlewood Pointe of View 16320 24th St. S.W. Calgary Alberta
Website: <http://condohood.com/bwpov.html>
email: bwpov@condohood.com



Join the Conversation!

Your condo board reminds residents that we are online at Condohood.com. There you will find the latest announcements, bylaws, policies, and contact information. Clicking on the Forums button will take you to our fully interactive online forum.

You can sign up for a free anonymous user id, and join the discussion with your neighbours. Have an item to sell; this is the place to post it. Annoyed about something in our complex, air your concerns on the forum and see what your neighbours think. It is also an excellent way to tell the board how you feel about the way complex is run, and get feedback. **It's all about improving our communications, and thus our quality of life.** If you need help getting on the site or the online forum email info@condohood.com

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Neighbourhood Watch

Please keep parties respectful! Please be aware that your actions impact your neighbours and they may report you for infractions of our by-laws or policies. Please review our by-laws and policies to avoid potential fines. If you have a report to make, Please call 403-299-1865 or email bwpov@condohood.com, email is highly preferred.

Open Windows

Well the cold weather is upon us now and the Board would like to remind everyone to keep their windows shut. **A costly result of what can happen is the pipes can burst, damaging your suite as well as adjoining suites and the suite owner may be held responsible for repair costs.** There were a numerous incidents of this happening last winter that contributed to condo fee increases.

Insurance

Please make sure you have condo owner's insurance or tenant's insurance with the following clauses:

Additional Living Expenses

If an insured loss causes your dwelling to be unfit to live in, and you have to move out with repairs are being made, your insurance will pay any necessary additional living expenses you incur to maintain your usual standard of living, including moving expenses.

Insured Perils should include Water meaning:

- Water Escape;
- Rupture;
- Freezing;
- Ice Back Up

Please see *More Articles* on page 2

Christmas Trees

As the holiday season is fast approaching, this is a reminder regarding live Christmas trees. We refer to the Standing Board Policies and Orders; Policy Goals: This policy has been enacted due to the extreme fire hazard of natural Christmas Trees.

"The use of natural Christmas trees within private or public areas of the Bridlewood POV complex is hereby banned. Natural Christmas may not be brought on the property at any time. Any owner or tenant found with a Natural Christmas tree on the common property or within a unit will be fined \$250"

Christmas Lights

Although there is currently no strict policy in place, your Board reminds you to take down Christmas lights within a reasonable time frame such as February 1, 2011. Energy costs are affected by unnecessary use of electricity which can have an impact on our condominium fees. It is also recommended to turn them off when going to sleep; there is no one out there to see them at 3AM so why waste the electricity? That's your money that is paying for nothing.

Winterize Your Home

1. Check windows for leaks and drafts. Add weather-stripping or caulk any holes that allow heat to escape.
2. Don't forget to close the damper on your fireplace if there is no fire burning. This acts as an open window.
3. Make sure all heating vents are unblocked by furniture or other items. This will ensure that the air is evenly distributed.
4. Keep windows and patio/balcony doors closed when temperatures are freezing.
5. Report any water leaks from pipes or heaters immediately.

Snow Removal

Snow from the north will be stored in the north visitor parking and snow from the south will be in the south visitor parking. Some visitor spots will be blocked with traffic cones for snow storage at the appropriate time. As more spots are needed for snow storage they will be blocked off but not until required. Parking in a marked area may result in towing of the vehicle, fines and any damage that occurs as a result of plowing operations is the responsibility of the vehicle owner.

How to Reach Us

You can reach the Board by sending an email to bwppv@condohood.com or by contacting Cynthia MacFarlane Community Manager, Condominium First Management Services by email at cynthia.macfarlane@condominiumfirst.com, by phone at 403-299-1865.

Please remember, if you have a problem or concern you must send it in email or by phone at the above number. Written records of all communications are very important in dealing with issues brought forward by residents of our community. For after hour emergencies please call Condominium First Management Services at 403-264-7789.

Everyone wants life at Bridlewood Pointe of View to be pleasant and enjoyable for us all. This can be achieved with a little common sense and common courtesy. If you have any suggestions to improve our complex please pass on your ideas by emailing us at bwppv@condohood.com.

*This is Your Condominium, This is Your Home.
Be part of your community!*