

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. Find announcements, bylaws, policies, and contact information. Clicking on the Forums button will take you to our fully interactive online forum.

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. If you need help getting on the site or the online forum email info@condohood.com

New Garbage Collector

On November 1st, 2011 we switched to City of Calgary Garbage Collection. With this in mind we must remind you that the bins will accept only regular household garbage.

NO FURNITURE, TV'S, MATTRESSES, APPLIANCES, ETC. MAY BE PUT IN THE BINS OR LEFT IN THE GARBAGE BUILDINGS. YOU WILL BE FINED \$250 PER INCIDENT PLUS HAUL AWAY FEES.

Disposal of items other than regular household garbage is your own responsibility.

A camera has been installed in the garbage building to ensure 100% compliance. Any and all violations will result in fines. Numerous fines have already been issued. Every violation will be fined \$250. City of Calgary Garbage Collections has no tolerance for such issues.

We advise Renters they must keep in mind that not following the rules will result in fines against your suite owner and that you run the risk of eviction. Abandoning furniture in the garbage buildings when you move out will likely cost you a major part of your security deposit.

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Updated Dog Rules

The following are new simplified dog rules provided as a reminder that you are responsible for your dog at all times.

You must take your dog off the property to use the bathroom, no matter what the weather is outside. Dogs may not use the common property as a bathroom, that includes all lawns, sidewalks, roadways, patios, and balconies within the property.

There may be times when an accident happens, that is understandable but that should be an exception. The board will take action if a dog owner is not complying on a regular basis with these rules.

Dogs must be on a leash at all times outside your suite whether they are big or small. All dogs must be registered with the board. The registration form can be downloaded at <http://www.condohood.com/bwpov.html>.

Any dog that causes an issue and is not registered may be ordered removed. Owners who stand at the exits and let their dog run out to do it's business can expect to be dealt with severely which may include fines and a dog removal order.

The board has adopted these changes to ensure that dog owners can continue to enjoy their pets. These rules are consistent with other properties in the area.

Please see *More Articles* on page 2

Open Windows Cause Frozen Heater Pipes

The winter weather is once again upon us and the Board would like to remind everyone to keep their windows and patio/balcony doors shut.

A costly result of what can happen is pipes bursting, damaging your suite as well as adjoining suites and the full cost may be held accountable to the suite owner. Far too many incidents have occurred in the past which have contributed to condo fee increases and have cost owners a great deal of money.

All window air conditioning vents should now have been taken in as they can allow a lot of cold air flow onto the floor, and freeze the heating pipes. Anything which allows cold air in, also allows your condo fees to fly out in the form of wasted heat.

Check windows for leaks and drafts. Add weather-stripping or caulk any holes that allow heat to escape. Keep windows and patio/balcony doors closed when temperatures are freezing.

Always report any water leaks from pipes or heaters immediately to Condo First Emergency Response Service 403-299-1810 office hours, and 403-264-7789 after hours, weekends, and holidays. Quick reporting helps to contain the damage and the cost of repairs.

The Parking Lot Speed Limit is 15km/h. Slow down and watch for small children and pedestrians.

Christmas Trees and Lights

This the holiday season is fast approaching, this is a reminder that live Christmas trees are not permitted.

We refer to the Standing Board Policies and Orders; Policy Goals: This policy was enacted due to 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"

Please turn off Christmas Lights during the day and late at night. They serve no purpose during those times, and collectively waste of lot of electricity. If you must put up Christmas Lights please consider using LED type lights as they consume much less power.

Board Policies

Please remember you can download the latest copy of board polices at any time from our website at <http://www.condohood.com/bwpov.html>.

You will also find the bylaws of our condo corporation as well as many other pieces of information. You are free to communicate your concerns with any of the rules on our forum at www.condohood.com/forums. Board members visit regularly to post answers to your questions.

How to Reach Us

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

Please remember, if you have a problem or concern you must send it in via 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 bwpov@condohood.com.

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