

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

Laminate Flooring Not Recommended

The board has been notified of some residents installing laminate flooring. We would like to let you know that by doing this you **very likely** will receive noise complaints from your neighbours that will be handled with our standard noise policy. We recommend you do not install such products in your suite as these buildings are not designed to suppress the noise from hard surface flooring materials. If you insist on proceeding the board has issued a policy on what is needed to reduce the noise transmission to your neighbours. Be aware the risk of installing such products is fully borne by the suite owner, not your neighbours. See our website to download the policy document.

Neighbourhood Watch

Please keep summer 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

Inside This Issue

| | |
|-----------------------------------|---|
| Join the Conversation | 1 |
| Laminate Flooring Not Recommended | 1 |
| Neighbourhood Watch | 1 |
| Parking Confusion? | 1 |
| Did You Know? | 2 |
| Are Your Assets Covered? | 2 |

Parking Confusion?

No vehicle at any time may be parked on the Roadways, Fire Lanes, Sidewalks, or Building Entrance ways of the Bridlewood Pointe of View Condominium Corporation property.

Visitor parking is only for the use of short term temporary visitors to the Bridlewood Pointe of View Condominium Corporation property. **It is not for use of the residents** or their long term guests.

24th St. SW and 162 Ave. SW are classified as major roads so the city has removed our ability to park in those areas. A relaxation of this has been granted until May 31, 2009. If you have received a ticket during this time, you can have it reviewed and possible reversed. Cal Calgary Parking Authority 403-537-7100

Traffic Assessment will implement the following parking restrictions on 24th St. SW only with an approximate 60m buffer zone from the intersection.

No Parking Monday – Friday

07:00AM – 08:30AM

4:30PM – 6:00PM

There is no parking permitted on 162 Ave. SW

In the near future the area will be reassessed when traffic lights are installed later this year.

Did you know?

Energy saving should be made part of our everyday living. The condo board is making an effort to reduce energy costs and would like your help! Not to mention our condo fees are increased do to crazy high utility costs.

Please remember to clean out washing machine and dryer lint filters after each use. This will help keep your unit running efficiently, save water and electricity!

Lint of any kind is highly flammable and is the number one cause of dryer fires in Canada. You can tell who does not clean their filters by looking at the vent on the outside of the building, those with lint hanging out “forget” to clean the filter! To add to the mess, birds find this a great place to NEST! Take a look outside. You can see birds doing this as you read this letter! If you use dryer sheets, you should wash your lint catching tray every 6 months with hot soapy water as a waxy residue builds up and can burn your heating element out and cause a fire! If hot water will not run through the lint filter, it means it is time to clean it with a toothbrush!!

Remember to vacuum your radiant heater at least twice a year, especially if you have a pet. This will save costs as well as alert you to some small leaks that you may have in your system.

Please also remember garbage goes in the dumpster, but furniture doesn't, and if you have a dog you must clean up after it, **all of it**.

Are your assets covered?

If you own or rent a home in Alberta it is imperative to have contents insurance!

The condominium corporation provides building insurance, however this will not cover your personal possessions. As an owner of a condominium, a condo policy will cover personal possessions, improvements or betterments you have made to your unit's interior and your legal liability for injury or damages suffered by others in your home. You can also add a Water Escape Clause to cover radiator leaks or leaky toilets. This will avoid expensive repair bills!

As a renter, landlords are not responsible for insuring a renter's personal possessions, or for the legal liability that a renter assumes as an occupant of the premises. **These types of policies are VERY cost effective, and a life saver!** Both renters (Tenants Insurance) and condo owners (Condo insurance) should be insured.

Welcome New Residents

We would like to remind all our residents that you **must** register any pets you own with the board before they are brought on to the property. The board under our bylaws reserves the right to control any animal, livestock, fowl or pet of any kind. All dogs must be on hand leash and under control at all times when outside your suite.

How to Reach Us

You can reach the Board by sending an email to bw pov@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 bw pov@condohood.com.

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