

final thoughts...

This is our home and we all have to live together. Let's do what we can to live in harmony. We encourage you to read and follow the Condo bylaws and to respect each other...Don't forget to smile and say Hi to your neighbour.

The Board of Directors is responsible for overseeing the general maintenance and repairs to the common area and as an owner/resident, you are responsible for maintenance to your unit. Periodically, the Board will be walking through and around the complex making note of any problems that need to be rectified. However, the Board believes all owners/residents should also take responsibility for their home and have input. If you note any interior or exterior problems, please contact Connelly & Company.

PLEASE CONSIDER LETTING YOUR NAME STAND FOR ELECTION TO THE NEW BOARD OF DIRECTORS 2010/2011 at the Annual General Meeting. (The position is a volunteer position; therefore, we look for new members each year).

**Annual General Meeting
Tuesday May 11th, 2010
7pm – 8:30pm
Cardel Place**

Please make sure you attend or have someone attend on your behalf. If you will not be attending, please sign your proxy and send it with a neighbor to the meeting.



coming soon >>>

In The Next Issue

- Introduction to the New Board Members*
- How your money is being used*
- Suggestion #1 from Owners/Residents*
- Suggestion #2 from Board Members*

in this issue >>>

- Spring Time Etiquette*
- Condo Fees*
- Did you know?...*
- Essential tips for living in a Condo*
- Final Thoughts*



NEWSLETTER – MAY 2010

newport Pointe2000

Spring Time Etiquette

Making a good first impression counts!

Spring is here and Summer is just around the corner, open the windows and let the outdoor entertaining begin...But please be considerate of your Neighbours

- ❖ **Smokers**...please have a container for "butts" we don't want to start fires by throwing cigarette butts on the ground.
- ❖ **Pet Owners**; please exercise considerate "pet etiquette". Please register your pets with Connelly & Company in the event of emergency so that Fire and Police will know where to find your pet.
- ❖ **For those renting out your unit**, please provide your tenants with a copy of the by-laws and explain the importance of following these by-laws.
- ❖ **Visitor Parking** is for Visitors. Please Do Not use for your 2nd and 3rd parking space. For that, use the street parking. If you do consistently park there, be prepared to be towed by the Calgary Parking Authority who routinely monitors the area.
- ❖ **Only wrapped tires and bicycles** can be stored in your parking stalls. Your patio cannot be used to store these items. Please use storage facility or your Condo Unit. For your bike there is a bike rack by the garbage shed.
- ❖ **If you see garbage on the premises**, please help out and pick it up...Let's keep our home clean.
- ❖ **PLEASE NOTE: NEW PARKING PASSES WILL BE ISSUED SHORTLY. UPON RECEIPT, PLEASE DESTROY YOUR EXISTING ONE AND USE THE NEW ONE WITH THE UPDATED EXPIRY DATE.**

Condo Fees...

*If you haven't sent in your Condo Fee authorization papers to Connelly & Company, please make arrangements to bring your fees up-to-date;
.REMEMBER...These fees pay your bills*

**For contact information email:
pm@connelly-co.com**

OUR NEW MANAGEMENT COMPANY...

Connelly & Company Management

#204 – 2723 – 37 Ave NE
Calgary, AB T1Y 5R8
(403) 228-1557 (24 hour)
Property Manager: Lynda Hynes

pm@connelly-co.com

Board Members...

Linda Pitter **Donna Hilton**
Bill Ho **Jason Sawatsky**
Brad Nicholson **Maria Salazar**
Weylon sewepagaham

Contact Connelly & Company Directly for Emergencies.

REMINDER: EMERGENCIES...are defined as:

- ❖ **Fire, water leaks, flooding**
- ❖ **Power failure**
- ❖ **No water**



Did You Know?...

We will be doing some painting in the Common Areas of the Building.

Lights will be installed ½ way around the Storm Pond for your enjoyment and safety. The project will be completed when there are more funds available.

Flowers will be put at the front door to make our entrance more inviting; you're more than welcome to attend to them if they are dry or need attention 😊

Our Storm Water Pond will be dredged to remove algae and silt. The projected start date will be in the Fall of 2010. Notification will be sent out; watch for dates in our future Newsletter.

We will be putting the "Blue Bin" back by the mail boxes to recycle flyers. This is for our convenience, please do not put regular garbage in this box or it will be removed.

Marble Slab just opened over by the Starbucks!

SUDOKU PUZZLE OF THE MONTH

5	3			7				
6			1	9	5			
	9	8					6	
8				6				3
4			8		3			1
7				2				6
	6					2	8	
			4	1	9			5
				8			7	9

The objective is to fill a 9×9 grid with digits so that each column, each row, and each of the nine 3×3 sub-grids that compose the grid (also called "boxes") contain all of the digits from 1 to 9. Answers in June Issue.

Essential Tips for For living in a condo

1. Remember you are only separated by walls and floors; unlike a house you will want to tread lighter than usual.
2. If you would like to add flowers or greenery to your balcony, Do Not use peat moss as it can start fires and will smoulder.
3. When cooking, it may be fabulous, but remember to turn your fans on and open your windows. The odours do not always smell as good by the time they reach your neighbour.
4. If you smoke – have a tin can with water in it to put out your cigarette. You should opt to smoke outside as the odours may seep under your doors into the halls which contravene the Condo By-Law Act.
5. Remember in a Condo you need to really be aware of the noise By-Laws; if you are having a good time, please remember to move the good times to a different location at 10:30pm.
6. Do get involved:
 - a. This means reporting malicious vandalism to our management company (Connelly & Company).
 - b. By joining the Board
 - c. Pick up litter if you see it around or in our building
7. Be nice to your neighbour; take the time to introduce yourself or just say hello.

ask the experts >>>

Q: Does it matter how much water or electricity I use in my Condo?

A: Yes. Our electricity and lights are hidden in our Condo fees so we don't think about the costs. If we use less water and turn off lights that we don't need this will keep our Condo fees from increasing.

Beautifying your condo by renovating...But wait!...

If you are thinking of doing any interior remodelling...send a request letter to Connelly and Company (Attention: The Board at Newport Pointe 2000). This may alleviate unnecessary costs to you in the long run, such as accidentally hitting a water line or electrical wiring in the walls...Better to be safe than having to spend more money unnecessarily.



Ideas from you for our next Newsletter...

Please send us ideas for the next issue which is in June...What would you like us to address in the June issue? Send your idea/request to...

pm@connelly-company.com

Subject line - Newport 2000 Newsletter Ideas