

# final thoughts...

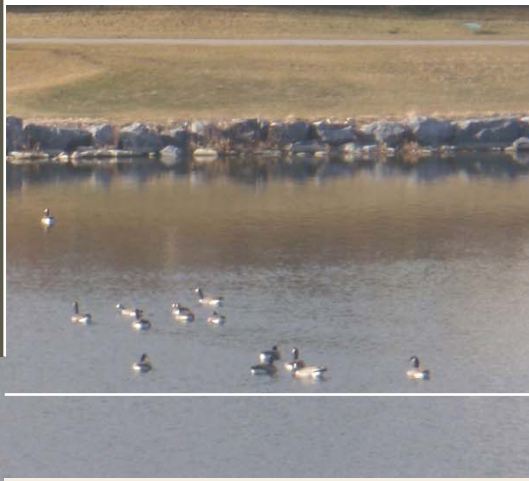
Life = Humanity. As we go through each day, let's remember to show compassion and patience towards one another. Once again... Don't forget to smile and say Hi to your neighbour.

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 at the Annual General Meeting. (The position is a volunteer position; therefore, we look for new members each year).

**Annual General Meeting  
Tuesday July 5<sup>th</sup>, 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.



## in this issue >>>

- Good Neighbour Etiquette
- Visitor Parking
- Did you know?...
- How is your money being used?
- Challenges the Board face?
- Ask the experts>>>
- A Year at a Glance
- Final Thoughts



## coming soon >>>

### In The Next Issue

*Introduction to the New Board Members*

*Suggestions from the Residents of Newport*

NEWSLETTER – JULY 2011

# newport Pointe2000

## Good Neighbour Etiquette

*A little help goes a long way...*

*We are all unique and come from different walks of life; the one thing we have in common is we all live under "one" roof. We can live harmoniously with a little help from each other...*

- ❖ **Garbage...** Please put your garbage in the bins and not beside; someone has to pick it up and the garbage collector will not. Please flatten all boxes before putting them into the bins.
- ❖ **Walk softly...** for those that live on the upper levels, please remember you have someone living below you.
- ❖ **Garage door openers** will be reprogrammed within the next 2 months, please watch for the memos that will arrive at your Condo.
- ❖ **Condo Owners, is your Condo now a Rental Property?** For all Owners renting their property, a rental deposit is collected by Connelly & Company and held to cover costs that may be incurred due to property damage to the Common areas.
- ❖ **Vandalism leads to costs.** If you see someone vandalizing your home, please report them to the Management Company or the Police. Every time we spend money to fix our home, our costs increase.
- ❖ **PLEASE NOTE: THE NEW PARKING PASSES WITH THE YEAR STICKER ARE THE ONLY ACCEPTABLE VISITOR PARKING PERMITS. CITY OF CALGARY BY-LAW WILL TICKET ANYONE NOT DISPLAYING THE PASS. DON'T LET IT BE YOU ☹**

*We are all unique and come from different walks of life*

## Visitor Parking...

Condo parking is always an issue. This is the downfall of Condo living. The City By-law is authorized to enforce the parking rules so that spaces allocated for Visitors are available. For our new residents, the Visitor Parking cannot be used for your secondary vehicle or for resident parking. It is the Board members job to report parking infractions and this is not a fun job for any Board member. We only ask that as residents we do not put the Board members in this awkward situation of having to enforce the rules. If you feel there is a better solution, please join the Board and make your suggestions or contact our Management Company with solutions. Let's work together for a better environment within our Condo community.

For contact information email:  
[pm@connelly-co.com](mailto:pm@connelly-co.com)

## OUR 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](mailto:pm@connelly-co.com)

## Board Members...

<b>Linda Pitter</b>	<b>Bill Ho</b>
<b>Jason Sawatsky</b>	<b>Brad Nicholson</b>
<b>James Belteck</b>	<b>Weylon Sewepagaham</b>

Contact Connelly & Company Directly for Emergencies.

REMINDER: EMERGENCIES...are defined as:

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

**Hello!**

Yes, this is what we can do to get to know each other; after all we do live together



## Did You Know?...

Our condo complex consists of 44 units.

Pond fountains go on at 8:00am and turn off at 10:00pm.

Participating on the Board allows you to see behind the scenes and make changes to improve our home environment. The Board has the support of the Connelly and Company Management Team

The purchase of your Condo should come with a copy of the Condo by-laws. As a renter, you should ask your landlord for a copy so that you are aware of the Condo rules.

Suggestions are important; send your suggestions to Connelly and Company.

## The Year at a Glance

1. Dealt with extremely high winds which resulted in shingles being blown off of our building. Our roof was repaired and so far we have not had to deal with any more missing shingles.
2. Added some colour to the front of the building by adding potted plants.
3. The railings and pillars were repainted to keep our building looking fresh.
4. The parkade was cleaned and the upper parking stalls were swept and the gravel removed.
5. Trotter and Morton were here more times than we would have liked; however, with persistency they have our air circulation issue fixed and our pipes wrapped in the underground parking.
6. With the cooperation of all residents, we were able to have the fire inspection completed within a reasonable time this year. Thank you to everyone.
7. Our money that we pay to The Shoreline Association enabled lights to be installed ½ way around the pond. This allows the walkway to be used later on into the evening.
8. Our decision to change our Management company took us from a \$17,000 deficit to us sitting currently at almost a \$15,000 surplus
9. New neighbours have moved in; if you see a new face take the time to introduce yourself or just say hello.

How is your money being used?  
What challenges does the Board face?

Your monthly Condo fees pays the following:  
Electricity, heat and water. Maintenance such as: lawn and landscaping, parkade cleaning, snow removal in the winter. Building maintenance such as: painting of rails, interior touch-up, down spout repairs, shingle repairs, structural repairs and any damages due to wear or vandalism.

The challenges faced are not being able to complete scheduled maintenance due to outstanding Condo fees and debts that are not paid by residence.

### ANSWER TO SUDOKU PUZZLE FROM MAY ISSUE

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

### Easy B-B-Q Banana Desert Treat:

1 **Banana**  
Handful of **Mini Marshmallows**  
Handful of **Chocolate Chips**  
Drizzle of **Flavour** i.e. Caramel, liquor etc.

DO NOT peel banana, slice down the middle without going all the way through.  
Open banana and fill sliced opening with marshmallows and chocolate chips  
Wrap banana in tin foil and put directly on B-B-Q (or if camping, in fire...make sure you have tongs to take it out).  
Leave on for approx. 7 - 10 minutes, Remove from heat, unwrap, drizzle your choice of caramel etc.  
Spoon out and enjoy!

Let your kids use their imagination for the fillings ☺

ask the experts >>>

**Q:** Who looks after the pond and the surrounding area and who pays for this?

**A:** There is a Shoreline Association, which is responsible for maintaining the pathway up to the fence/property line. All condo owners pay an Annual fee that looks after lawn maintenance, snow removal and the garbage receptacles along the pathway. The City of Calgary is responsible for the storm water volume. For more information or to join the Board, contact Don Davies at 403-299-1802 or [don.davies@condominiumfirst.com](mailto:don.davies@condominiumfirst.com)

### Ideas from you for our next Newsletter...

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

[pm@connelly-company.com](mailto:pm@connelly-company.com)

Put in the subject line... Newport 2000 Newsletter Ideas