



Residents' Update Summer 2015

Extraordinary General Meeting & Summer Social Sat, June 20 at 11:00 a.m.

At our last AGM, a motion was passed to require the Board to bring the appointment of auditors to a special general meeting of owners. A very SHORT meeting will be held in the Amenity Room at 11:00 a.m. (Registration at 10:50).

This will be followed by a summer social for all residents of River Grande Estates. A light BBQ lunch will be provided along with coffee and soft drinks.

Bring your own beverage of choice. Plastic glasses only please.

President's Message – Brian Mills

Since your new Board was elected in January, there has been a great deal of work to do. Your volunteer Condo Board has been busy with these major issues:

- We were forced to reevaluate our management model and after a lot of analysis chose Magnum York as our new property manager.
- We've now transitioned to a more traditional condo management arrangement with a concierge component.
- Our complex suffered a significant parkade break-in in late March. The Board continues to focus on safety and security measures.
- We've undertaken the last of the major flood reparation work including the big job of applying spray insulation to the ceiling of the parkade. We thank all residents for their cooperation during this inconvenience. We're also repairing the flood damaged brick wall bordering 22nd Avenue SW. We are still evaluating general repairs to the balance of the brick perimeter walls.
- Increasing our communication with you as owners and residents.

We now hope that the important job of managing the business interests of River Grande Estates may soon start to get a little more routine. My thanks to your dedicated Board members and to the wonderful maintenance staff at RGE!

Fire Safety

After a couple of recent condo fires in our neighborhood, you might be wondering what to do to protect your home and investment.

BALCONIES:

- NEVER put your cigarette out in a planter!!!
- Use ashtrays.
- NEVER throw your cigarette butts over the balcony. This is a common complaint.
- Only natural gas BBQs are permitted. Be sure to keep it an appropriate distance from the walls. And, make sure you turn the gas off when not in use.

OTHER:

- Don't leave your stove unattended.
- NEVER smoke in bed.
- Know where the nearest fire exit is and do NOT use the elevator in case of fire.
- Check for electrical hazards.

This and that...

- Please don't store anything on your balcony except patio furniture, BBQs, planters. Absolutely NO bikes. (See your by-laws).
- If you still have original Grohe faucets, the supply line may be subject to failure. This would result in considerable damage, which is YOUR responsibility. Grohe has provided free replacement parts. Contact Alvin for the parts and your choice of plumber to install them at your cost.
- You can help...Part of being in a community like River Grande Estates is the opportunity to meet and work with your neighbours. We're looking for volunteers for:
 - The BBQ on the 20th
 - Organizing and participating in other social activities
 - If you're interested, please contact Board member Stephen at Stephen.cassady@247condo.com.



Contact

Magnum York:

Property Manager: Neil Fawcett

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T: (403) 294-0111 x 328

Concierge: Samantha Amoruso

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T: (403) 294-0111 x 336

Concierge office hours:

Mon. 3 – 7 p.m.

Thurs. 12:30 – 4:30 p.m.

In an emergency:

(403) 294-0111 (24 hour)