

# Chaparral Pointe Adult Village

## Fall 2016 Newsletter



Sadly, summer is almost over. Your flower beds and pots created a really beautiful sight for those that came to the complex during the summer months.

Thank you Jim for the wonderful job you did cooking the beef for the barbeque in July. The get together was a success and we all had fun.

### Recycling and Garbage

**Bottle and Can Recycling** – Please be respectful to the person – “your neighbor” – who takes the bottles and cans to the recycle depot; it is very unpleasant to put your hands in garbage to get the bottles and cans out and currently this is what is happening. Please put garbage in the large garbage bin and bottles and cans in the marked container. The funds from bottles and cans (known as the Flower Fund) are used to buy flowers/bushes for the front of our complex and for food, condiments etc. for the annual barbeque. We do appreciate your contribution to the fund.

**Recycle Bins** – Again, we ask that you break down boxes before putting them in the recycle bin. We were charged an additional \$150+ recently by the city for emptying the bin between the normal two-weekly period because the bin was full (not so if the boxes had been broken down). Our preference is that your condo fees are not used for this kind of expense. If you are personally unable to break the boxes down (due to infirmity or for other reasons), please get someone to assist you.

**Garbage Bins** – We are finding old home materials (i.e. 2x4's and building supplies) in the garbage bins. If you yourself are upgrading your home, please take the old materials to the landfill. When you hire contractors to upgrade your home, please ensure that they take your old materials away. It is the norm nowadays for contractors to do that. These materials are not acceptable to the city and we could be charged. If that happens, it would come out of your condo fees.

### Trees

**New Trees** – Seven have been planted. The trees with one trunk have been wrapped and we are in the process of getting a wrap for the trees with more than one trunk. This will prevent the bunnies feasting on the barks.

**Pruning** – Some trees will be trimmed. This is an ongoing process and follows a plan. Trimming all trees every year is too expensive. Trees are pruned at the discretion of the arborist.

### **Eaves Troughs**

The eaves trough cleaning earlier this year was satisfactory. Unfortunately heavy storms experienced this summer have probably added to new debris accumulating. Maintenance will be flushing the troughs to ascertain where leaks are.

### **Irrigation**

The irrigation systems have been checked and reset. The batteries were replaced in the weather monitor sensors (which gives feedback to the irrigation system to not come on if it is raining). After that, it was found that they were still not working. The two weather monitor sensor heads are about 15 - 16 years old and will be replaced; hopefully that will fix the problem and reduce our water costs.

### **Fence**

The front fence replacement commenced September 6, 2016. The funds for this are coming out of the condo's reserve fund.

### **Condo Fee Increase**

We would like to give you a better understanding of the \$30 increase. As some of you are aware, we have an ageing population and the condos are also ageing.

**Ageing Population** – This means we no longer have volunteers to stain decks and do other things that need to be done in the complex. The result is that we now have to pay others to do these jobs.

**Ageing Condo Complex** – We experienced several unforeseen maintenance expenses this year and this, due to age, will likely continue in the future. Our plan is that some of the increase will be set aside for unexpected expenses in the future to ensure that we are not running an operating deficit.

As most of you are aware, costs go up every year and, therefore, the balance of the increase in fees will be used to cover higher operating costs.

### **Annual General Meeting**

A reminder - the Annual General Meeting will be held on Thursday, November 17, 2016 at ATB (Alberta Treasury Branch) in Walden at 7:00 p.m. We look forward to seeing you there.

September 10, 2016