

CHAPARRAL POINTE CONDOMINIUMS
NEWSLETTER - MARCH 2020

Heather Chamberlain has retired from the Board. We wish to thank her for her many years of dedication and hard work on the Board.

There is now a vacancy on the Board, so volunteers to serve are being sought. Because of changes to the Condominium Act, attending meetings by electronic means is possible. If there are mobility problems, or even when away, attendance at the meetings by Skype, Facetime, or similar means, is possible. The Board currently meets in the mornings, but can adjust meeting times to accommodate the members.

The Board is also looking for someone with I.T. knowledge to assist with the Condo Website, if necessary. The person does not necessarily need to be a Board member to help with this.

The resident confidential phone list given out to the residents must remain confidential - please do not give the phone numbers to ANYONE who is not a current resident.

If you see some damage done to complex property - e.g. a privacy fence hit by landscaping staff with mowers - please report it immediately, giving location details. A picture of the damage showing the date would also be most helpful.

The proposed Bylaws are now ready, so all owners will be soon contacted for a vote for acceptance. The changes decided by the owners at the Bylaw and the Insurance Town Hall Meetings are included in them, as well as the changes to the Condominium Act of Alberta effective January 1, 2020.

The Board of Directors
chaparralpointecondos.com

Changes to the Alberta Condominium Act effective January 1, 2020 state that Condo owners must be notified of all rules that have been decided by Condo Corporations for those rules to remain in effect. Here is the notification of the Rules and Guidelines for our complex

House Rules and Guidelines

1. MCM Property Management manages this complex on behalf of all the owners. Please refrain from contacting board members directly regarding issues and contact our Property Manager, Ming Chow at 403.262.7955.

2. Before any changes to the exterior of a condominium or adjoining landscaping can be made, a written request must be submitted to Ming Chow at MCM Property Management. If guideline has previously been approved by the Board of Directors our Manager will approve or reject the request depending on the precedent. **If no precedent exists for the request it will be tabled for the next board meeting and dealt with by your board at that time.**

3. Mailboxes: The approved mailbox is a Libralite Model #9360 with a baked enamel finish (all white only) to be properly affixed in the appropriate location at the front entrance way of each unit.

4. Deck Railings: The railings are to be made of aluminum (which must have a white only baked enamel finish) or PVC material. They must be of material warranted for a 10 year period and also be professionally installed on property affixed to our unit by a qualified tradesperson.

5. Patios and Decks: Plans must be submitted to the Property Manager for extensions to decks and patios. A patio or deck extension has to be installed by a qualified tradesperson providing they meet with the approved specifications. Patios can be constructed on one or both sides of the deck and must extend to the parallel end of the deck but not beyond. Decks can be extended lengthwise using treated lumber only or a composite

(Timber Tech Sandy Birch Terrain Collection is acceptable). Deck and patio furniture is to be limited to BBQ's, free standing planters and patio furniture which must be removed in the winter.

6. Real Estate Signs: The ONLY real estate signs allowed are "in window" vinyl signs. No other notices or signs shall be posted on the windows and doors or any part of the exterior of the building.

7. Pet Registry: Prior to occupancy a pet application must be completed and submitted to the Property Manager for subsequent approval by the Board of Directors. Currently the condo allows 1 pet per unit.

8. Parking: Parking spaces for visitor parking only are shown on the [parking map](#). All resident parking must be in the occupant's driveway or garage. Motor homes, trailers, commercial vehicles may not be parked on any part of the Common Property or on any Unit parking pad.

*No overnight parking is allowed on the complex street. (**Board meeting minutes September 2012*).

9. Notices: Notices are occasionally posted in the garbage/recycle sheds. None are to be posted on the community mailboxes.

10. Oil Spills and Leaks on Driveways: If a vehicle is causing leaks or oil spills on your driveway you will be responsible to clean this up. Failure to do so will result in a fine plus the cost of cleanup.

11. Littering: Littering on common property will result in fines. Any clean up undertaken by the board, including cigarette butts, candy wrappers or animal feces will be billed to the responsible resident.

12. Garbage/Recycling/Composting: Garbage, recycling and composting material must be disposed of in the bins provided in the enclosure. Please dispose of non-household waste (e.g. furniture, beds, books, bottles, appliances etc.) at the appropriate landfill. Residents leaving non-household waste in the garbage enclosure may be billed for its removal. With respect to recycling and for

composting, there is a separate list for each of what can be recycled in both sheds.

13. Satellite Dishes /Awnings: Application forms for installation of these items are attached to be completed and forwarded to our Community Manager. Specifications for these are available in the [application forms](#).

14. Rental of Units: Owners must provide the Corporation with a "[Rental Undertaking](#)" listing names/contact information of all tenants residing in the unit, as well as the off-site contact information of the Owner. Owners are fully responsible for the conduct of their tenants and all fines/levies, deposits and charges pertaining to a specific unit are levied to the Owner account.

15. Future Maintenance of Exterior Amendments: Any future maintenance that is required for exterior amendments which have been granted by the Condo Board is the responsibility of the owner and any subsequent owner of that unit.

Other Policies

A. Patios: Patios can be constructed provided that they are professionally installed by a qualified tradesperson; use "interlocking paving stones" OR "Holland Pavers; are TAN or Gray (or a combination thereof); edged with treated timber; can be constructed on one or both sides of the deck; and MUST extend to the parallel edge of the deck but NOT BEYOND. (*motion made and passed at Board meeting March 1999*).

B. Lattice: Approval is in place for white lattice, vinyl or treated wood can be placed around the base of the deck. The deck cannot be used as storage. (*Board minutes May 1999*).

C. Gazebos: A standing gazebo is allowed on the deck. It cannot be affixed to the unit but can be bolted to the deck itself. Gazebo tarps must be removed for the winter season. *(reference tbd)*.

D. Deck Veneer: Cedar deck veneer (vinyl) is permitted on the decks. The installation and maintenance is the responsibility of the owner. *(Board meeting minutes May 2012)*.

E. Age Restriction: No individual under the age of 18 years of age shall be entitled to reside in or occupy, whether as resident, tenant, guest, invitee or otherwise, any unit, it being acknowledged and agreed by the owners that the parcel has been designated as an adult residential complex for use and enjoyment by residents and occupants over the age of 18 years of age. Notwithstanding the above, a person under the age of 18 years of age may reside in or occupy a unit:

(i) as a visitor, guest, or temporary occupant or resident for a maximum period of 60 days in any one calendar year;

(ii) if such person has, upon compassionate or like grounds, received written consent to reside in or otherwise occupy a unit from the Board. Any such consent given by the Board may be revoked by ordinary resolution. *(Bylaw 66)*