

Chaparral Pointe Adult Community

Fall 2023 Newsletter



Welcome to fall. We think you'll agree the colors are magnificent and we're being spoiled by the

lingering warm temperatures. Let's hope it stays awhile. At a recent board meeting the following items were discussed.

Window Project - Year one of the window project is wrapping up. We did run into some water and mold damage with the units with the stone fronts which was somewhat anticipated and one of the reasons we moved forward with the project this year. To sum it up, stone fronts had to be removed and these units needed and received mold remediation. This added approximately \$25,000 to the project budget. Even though this was an issue, our finances are still in very good shape, and we have made allowances in the project budget for next year (year two), in anticipation of the same issues. Instant Residential, the contractor we used, were great to work with and did a fabulous job. ARCWORKS also did a good job of the remediation and stonework. We donated the old windows to Habitat for Humanity who gladly accepted them. This saved us significant dumping fees and helped a great cause. The storage C-Can will be picked up soon.

Painting Updates - All paint touch ups identified by the board have been completed for this year. In addition, 14 back decks were identified as needing re-staining this year and have been done. Others have been identified but will not be done until next year as we reached our budget cap on this project this year.

Reserve Fund Study - We are due for a new reserve fund study. The board will be meeting with John Cox, the reserve fund specialist, to review the draft. Once it is finalized, all residents will receive a copy.

AGM - The AGM will be held at the Lake Chaparral Lake House, November 22 from 7-9pm this year. The evening time was set at the request of several residents. We hope to see you there. If not, it is important that you send in your proxy to Lana @ lane@gosmartmanagers.com.

Special Thanks to the following gardening volunteers who created and tended the entrance and mailbox garden beds.

Cheryl Hougesen – Volunteer Lead
Nancy Arsenault
Eileen Bailey
Terri Byrne
Joan & Stan Gitzel
Madonna & Garnet Hamm
Anne Hougesen
Joanne Lavalee
Connie Touw for providing the plants for the mailbox area.

Website We are currently experiencing issues with the community website. Thomas Dirkse, one of our residents has graciously volunteered to help with this. We will let you know when it is back up and current.

Trusted Contractors - We would like to take this opportunity to pass on the names of three trusted contractors (in alphabetical order) we can recommend to you for any private tasks you may need doing.

Alta Pro Painting Inc. – Paul Dobre 403-969-7299; AltaProPainting@yahoo.com

C-It Done Handyman – Mitch Crowder 825-883-1119; citdonehm@gmail.com

Instant Residential – Rob Sokulski and Jentry 403- 818-5911; rsokulski@icloud.com

Condo Inquiries/Concerns/Requests – In most cases we would ask you to contact the property manager, not an individual board member. This is so a physical record, work order and follow up processes can be followed. The property manager will pass these all on to the board who will respond to them promptly. Thank you for your cooperation.

