



## CHAPARRAL POINT NEWSLETTER JUNE, 2021

Above is one of the lovely painted rocks that recently appeared in many flowerbeds around our complex – and on the bench at the mailboxes! Thank you to the unknown artistic donor!!

EAVESTROUGH CLEANING is planned to be done by Rocky Mountain Landscaping on June 14 – 15, conditions permitting. Any tree branches that overhang gutters and/or roofs will also be trimmed at that time. Please make sure that your water is turned on so that the men can access it to flush out the gutters.

**BROAD-LEAF SPRAYING:** In the near future during a drier spell, Rocky Mountain Landscaping will be spraying broad-leaf weeds in the complex. Please keep an eye out for this occurrence, especially anyone with allergies or with pets.

With some new residents in the complex the subject of FIRE TABLES ON DECKS has arisen. To the disappointment of some, the answer to any application for this is No, they are not allowed. The Condo Bylaws state, on page 49:

### “USE AND OCCUPANCY RESTRICTIONS

#### A. GENERAL

(x) .....No wood burning devices, open flame devices or fire pits shall be installed or used on the Project unless approved by the Board in writing prior to use.”

The change of the Alberta Condominium Act, effective January 1, 2020 brought forward

“An owner shall not

g. Do anything in respect of the owner’s unit, the real or personal property of the Corporation or the common property or bring or keep anything on it that will in any

way increase the risk of fire or result in an increase of insurance premiums payable by the Corporation.”

As there have been huge fires destroying wood framed condos in Alberta as well as other areas, insurance coverage has changed – fewer companies will give policies to condos, and premium costs have skyrocketed. At a presentation for condos, the insurance broker gave the surprising news that more condo fires originate at the decks or patios. As so many condos have experienced this type of loss, now condo lawyers put this ruling in the Bylaws. Our complex is a wood frame set of buildings in a confined area. If a fire broke out, it would spread very quickly.

NOTICE RE GARAGE SALES: If you wish to hold a garage sale, you must get permission in advance from the Board. Garage sales in the complex can be held only when the annual Chaparral Parade of garage sales is held. Customers should be encouraged to park on Chaparral Street and walk into the complex.

Remember to contact GO SMART Property Management if you have a request or complaint to make. Be sure to include your name, your unit number, and the name of this complex. Many different application forms are found on our website if you need them.