

CHAPARRAL POINT ADULT CONDOMINIUMS NEWSLETTER OCTOBER 2020

The Board would like to announce that there is a new member on the Board. Effective September 30, Joe Robbs, the new owner of Unit 39, volunteered and was duly appointed by the Board. He will bring new ideas and insights. Welcome Joe

PARKING Please be aware of the parking rules in the complex. Note the signs at the entrances of the complex advising that parking on the streets overnight is not allowed. Residents are to park only in their garage or on their driveway. Guest parking is allowed on the street during the day in certain areas of the road. Diagrams showing these spots are on the bulletin boards in the garbage buildings and on the website. These parking restrictions are as per City of Calgary regulations for allowing access of emergency vehicles.

ICE Winter snow and cold conditions have sadly arrived. Our landscapers work at keeping the snow and ice from our driveways and front door entrances. If icy patches are found between their visits, please use ice melt. Extra ice melt is kept in the garbage buildings for use by the residents.

INSURANCE The new policy period of the complex insurance policy will begin on October 29th. Reminder - betterments and improvements will no longer be covered. These are usually covered in the homeowners policies that all owners must have. This year the Alberta Condominium Act has changed to allow Boards to charge back up to \$50,000.00 (Fifty thousand) in deductible cost to unit owners for damages if they are caused by actions of the owner, occupants or their guests. It is advisable to do a check with your insurance agent and confirm that your policy covers the betterments and improvement, and that the up to \$ 50,000.00 deductible amount is also covered.

A.G.M. As you were told in the previous newsletter, the AGM will be on Friday, November 20, 2020, at 1:30 PM at the Lake Chaparral Recreation Centre. Please note that the starting time will be 1:30 PM, not 1:00 PM as was announced in the previous newsletter. The Notice of AGM with the proxy will be coming out soon. Covid conditions necessitate less seating space in the meeting room, so please have only one resident from each unit attend.

Most news reports on the recent Alberta Health decrees just said that get-togethers are again limited to 15 attendees. That limit is for social situations like weddings or parties. Meeting type gatherings allow for more when social distancing is in effect. Chairs will be set the proper distance apart. Masks must be worn and kept on for the entire time. There is to be no "socializing", so it is suggested that any "catch-ups" or visiting with your neighbours be done other than

at the meeting. Various ways to avoid congestion areas and to keep all safe will be explored and announced by notices prior to the meeting or by signs posted. As stated in the last newsletter, the Board understands if owners are not comfortable or able to attend. Proxies can be sent with another owner attending or can be picked up from your mailbox. This can be arranged by contacting Sharon Johnson at 403 254-5881 or pointesharon@gmail.com.

Please consider serving on the Board and being a part of the decision making process for the complex.

The Board of Directors.

Website

chaparralpointecondos.com