

NEWSLETTER
CHAPARRAL POINT CONDOMINIUMS
SEPTEMBER 2020

**SAVE THE DATE: THE ANNUAL GENERAL MEETING FOR THE CHAPARRAL POINTE CONDOMINIUMS WILL BE HELD:
FRIDAY, NOVEMBER 20, 2020 AT 1:00 PM AT THE LAKE CHAPARRAL RECREATION CENTRE.**

AS PER CITY OF CALGARY REGULATIONS, MASKS WILL BE NEEDED TO BE WORN INSIDE THE BUILDING. WITH THE SOCIAL DISTANCING REQUIRED, ONLY 30 ATTENDEES CAN BE SEATED IN THE ROOM, SO IT IS REQUESTED THAT ONLY 1 OWNER FROM EACH UNIT ATTEND. IF YOU FEEL UNCOMFORTABLE IN THE GROUP SITUATION, PLEASE SEND THE PROXY WITH SOMEONE ATTENDING OR CONTACT SHARON AT POINTESHARON@GMAIL.COM OR 403-254-5881, AND PICK UP OF THE PROXY WILL BE ARRANGED. IF YOU HAVE QUESTIONS OR STATEMENTS FOR THE MEETING AND WILL NOT BE ATTENDING, PLEASE SEND THIS ALONG WITH THE PROXY, OR EMAIL THE QUESTION TO KATELYN AT GO SMART MANAGEMENT; THEY WILL BE READ AT THE MEETING AND ANSWERED THERE. THE 2020 AGM MINUTES WILL BE POSTED ON THE WEBSITE, OR IF YOU DON'T ACCESS THE INTERNET, PLEASE CONTACT SHARON AND THEY WILL BE DELIVERED TO YOUR DOOR.

THE CALGARY POLICE SERVICE CONTACTED SOME OF OUR RESIDENTS; MAIL TO THEM WAS DISCOVERED AT A PROPERTY BEING SEARCHED FOR CRIMINAL ACTIVITY. THEY FELT THAT THE COMPLEX MAILBOX ENCLOSURE WAS BROKEN INTO AND CONTENTS STOLEN. THE TIMING OF A MISSING DELIVERY WAS LATE JULY. THE CPS SUGGESTED IF THERE WAS CONCERN ABOUT IDENTITY THEFT, EQUIFAX OR TRANSUNION COULD BE CONTACTED TO CHECK ON THAT.

**EACH WEEK THE CONTAINERS IN THE GARBAGE BUILDING ARE EMPTIED:
MONDAY MORNING - ORGANIC WASTE
TUESDAY MORNING - GARBAGE
THURSDAY MORNING - RECYCLING
IF A CONTAINER IS FULL, PLEASE WAIT UNTIL IT IS EMPTIED, AND THEN ADD YOUR GARBAGE/RECYCLING/ORGANIC WASTE. DO NOT LEAVE BAGS ON THE FLOOR BESIDE THE CONTAINERS; THE CITY OF CALGARY OR BLUPLANET WILL NOT TAKE THEM, OR ELSE WILL DO THE CLEAN-UP AND CHARGE EXTRA TO THE COMPLEX, WHICH WILL ULTIMATELY AFFECT THE CONDO FEES.**

PLEASE CONSIDER VOLUNTEERING TO SERVE ON THE CONDO BOARD FOR THE UPCOMING YEAR. MORE MEMBERS FOR THE BOARD ARE URGENTLY REQUESTED. WE REALLY NEED POSITIVE PEOPLE TO CONTRIBUTE TO THE DECISION MAKING PROCESS FOR THE COMPLEX. HELP TO KEEP THE COMPLEX THE SPECIAL PLACE IT IS WITH YOUR INPUT AND IDEAS AS A BOARD MEMBER. SINCE THE COVID RESTRICTIONS, DISCUSSIONS AND DECISIONS HAVE BEEN BY EMAIL. IN NORMAL TIMES, MEETINGS ARE USUALLY HELD ABOUT ONCE A MONTH. ATTENDANCE CAN BE BY ELECTRONIC MEANS IF NEEDED.

IF THERE ARE NOT ENOUGH VOLUNTEERS TO FORM A BOARD, A LEGAL FIRM WOULD NEED TO BE CONTRACTED TO DO THE BOARD DUTIES. WITH THE LEGAL FIRM, WE FEEL DECISIONS WOULD NOT BE MADE IN THE BEST INTERESTS OF THE OWNERS BUT IN EXPEDIENCY, WITHOUT CONSIDERATION OF KEEPING THE COMPLEX A GREAT PLACE TO LIVE. THE COSTS TO THE OWNERS WOULD RISE TO AN UNREASONABLE LEVEL. WE HAVEN'T BEEN ABLE TO ASCERTAIN EXACTLY WHAT THESE WOULD BE, BUT A LOOSE GUESSTIMATION GIVES THESE NUMBERS.

ESTIMATE ONLY FOR A LEGAL FIRM SERVING AS BOARD

Hourly rate of \$300 X 20 hrs a month - (1 hour a weekdays/mo) = \$6,000.
X 12 months = \$72,000 + 5% GST = \$75,600.
\$75,600 / 48 units = \$1,575 yr/unit or **\$131/month increase per unit per month.**

And that is NOT all - if the Go-Smart rep has to look over things there will be an extra charge there also. Eg. A complaint about the leaking basement. She would have to come out to investigate and we would pay for time and travel.

I can see the fees per month going \$175/mo INCREASE above the current levels per unit depending on the number of complaints and issues.

SCARY! PLEASE CONSIDER SERVING ON THE BOARD. BE PART OF THE DECISION MAKING FOR THE COMPLEX. FIND OUT THE ISSUES AND REASONS BEHIND THEM.

THE BOARD OF DIRECTORS

WEBSITE:
CHAPARRALPOINTECONDOS.COM

