

SUNVALE PLACE VILLAS
CONDO CORPORATION #1513108
PO Box 45042, Highwood PO
HIGH RIVER, AB T1V 1R7

April 13, 2022

Hello fellow owners of Sunvale Place Villas,

At the Board Meeting of March 29, 2022, several maintenance issues were discussed. You can view the full minutes of the meeting once they are posted on our website. However, there are a couple of items that we wish to bring to your attention, prior to the upcoming AGM in May.

The first has to do with clarification on maintenance of the arbor and the eavestrough/downspout in the front of each unit. Many of us paid for our arbor and the installation, however, some purchased their units with the arbor already installed. This has created uncertainty with regards to maintenance.

The Board has decided that the Corporation should assume responsibility for the repair and maintenance of the arbors and downspouts in the front of each unit. This is so that we can maintain a cohesive look throughout the complex and arrange for maintenance if required. Therefore, we believe that it is in the best interest of all for the Corporation to take on that responsibility. This also means that if you want anything changed to the arbors or the downspouts you must discuss it with the Board and if agreed to, we will have the changes done by our handyman.

The other item we want to touch on are the decks at the rear of the units. While the Condo Corporation is responsible for the maintenance of the deck structure, it is not responsible for any staining of the decks and subsequent maintenance. The decks were built with pressure treated wood and do not require staining. Therefore, staining and maintenance of the stained surface will be solely at the discretion of the individual owner.

If you choose to stain, you must have your colour choice pre-approved by the Board. If the deck was stained prior to purchase, the owner is still responsible for maintenance of the stained surface including any chipping or peeling of the stain.

Thanks for your patience. If you have any questions, please send an e-mail to the Board, or bring them up for discussion at the AGM in May.

Your Condo Board
Sunvale Place Villas