

NEWSLETTER – APRIL 2018

To: All Homeowners – Sunvale Place Villas
From: The Board of Directors

In an effort to keep all Homeowners up to date, the Board would like to advise you of the following:

1. **New Board** – The Board has had its first meeting, and Board positions are:

President –	Mike Wells
Vice-President-	Rick Janz
Treasurer-	Bev Brecka
Secretary-	Jill Howarth

2. **Community Website** – You should have all received login information for the new Community Website, private to all Sunvale owners, where documents will be available, service requests can be made, and contact information can be updated. If you have not, or have concerns, contact Katie Hurlbut at Prairie Management at katie@prairiemanagement.ca

3. **General Repairs**– The following listed jobs are expected to commence as soon as our weather perks up and the snow is gone.
 - Noisy pipes – we have been informed by A&S Mechanical that a new solution has been determined and work will commence very soon. They will begin work on the unoccupied units first. You will be contacted when your unit will be worked on.
 - Additional gravel required – south side units
 - Siding damage, transition barrier
 - Leaking fascia, eavestroughing
 - Attic paneling repair, insulation top-up and leveling
 - Repairs to the north side fence
 - Irrigation repairs, coverage, etc.

4. **Changes/Improvements** - We would like to remind everyone that if you are considering any exterior improvements and/or changes (building or landscaping), that you adhere to our standard approval process – i.e. a written request ***must*** be submitted directly to Andrew of Prairie Management (our property manager), including drawings and/or photos of the requested changes. Andrew’s email address is andrew@prairiemanagement.ca
For further information of what is allowed, please review the by-laws, with particular attention to section 62.

5. **Irrigation start-up** – Residents are asked to notify Mike Wells with any issues they may have, at 403-815-2763 or mandbwells@shaw.ca
If Mike is not available, you may also advise Andrew either through the community website or by email at andrew@prairiemanagement.ca
The Board and Property Manager will be doing an inspection walk around as soon as weather permits.
6. **Landscaping concerns** - Any landscaping concerns/issues should also be made to the Mike Wells or the Property Manager directly, and we ask homeowners not to approach Farmboy's staff while they are on site working.
7. **Storm Doors** – Given the information in #4, no request is required if you plan to install a white Larson Tradewinds storm door, already on some of our homes. However, anything different would require the same request procedure.
8. **Arbors** – Given the information in #4, again no request is required if you plan to install a white arbor the same as the two arbors already in the complex. One is the New England Westhaven arbor and the other is a custom made vinyl arbor at unit #18, made and installed by Rockie's Conversions (Rocky Dallyn at 403-813-8702). For more information on the New England, contact Fritz Peyerl (#23) or Bob Warner (#19). However, anything different would require the same request procedure.
9. **Decks (north side homes)** – The Board is currently investigating options to have decks built on the north side, at owner's expense, and information will be provided when we have gathered more details. This will involve a meeting with owner's discussion.
10. **Marijuana Smoking** – With the legalization laws for marijuana coming into effect this summer, marijuana smoke will be treated just like smoke from cigarettes. No one smoking within their unit should allow their smoke to escape the unit and infiltrate someone else's unit.
11. **Speed Limit** – Lastly, just a gentle reminder to please slow down when driving into the complex. Most of us don't move as fast as we used to.

The Board would like to thank all residents for your cooperation with regard to the above. We would also like to take this opportunity to wish everyone an enjoyable, warm, summer season.