



HAWKSTONE MANOR NEWSLETTER

SPRING/SUMMER 2018

Welcome to spring, at long last! At the Board's Spring Walk Around and meeting in May, we shared your concerns and noted the areas around the complex that need upgrading. The following are some updates and items of importance to note:

LANDSCAPING - We are happy to finally have all that gravel and dirt off our roads. The long hard winter has caused a delay with our spring clean-up and we want to thank you for your patience.

All of our Shubert and Mayday trees on the property have Black Knot disease. We will be losing one of these trees and must save the others. Soon our landscapers will be doing a full pruning of all our trees and cutting down others that have died.

Our irrigation lines will start up soon. Thankfully our rain has given us some lush grass. In some areas there is yellow grass. This may be due to grading and our lovely spruce trees competing for water. Sometimes it's due to pets. If grass does not come back due to pets then the owners have to make the repairs.

Our unsightly shrubs, (that are now sticks) are throughout our complex. Unfortunately our budget is going to other urgent items and does not leave room to do anything about it this year.

RAILINGS – Replacing the railings both back and front is an on-going project at Hawkstone Manor. They are being done on a priority of need. The back deck railings are being done first before we look at doing the front step railings. Please do not use wire hanging planters on the railings and be careful when hanging Christmas lights on them so as not to cause rusting.

GARAGE DOORS – Our by-laws state that “a consistent architectural standard must be met” and it is the responsibility of the homeowner. Replacing the weather-stripping as needed is also the homeowner's responsibility.

BARBECUES – DO NOT place your barbecues close to the siding as the heat from them will melt the siding and can cause a fire. **FIRE PITS** are not allowed on the property as they are a fire hazard.

DOWNSPOUTS – We are asking owners to be attentive in lowering and raising your downspouts as they are needed.

PETS – For dog owners, please be sure to pick up the dog poop on the lawns. **Rabbits** - Please do not feed the rabbits as it just encourages them to be around. **Bird Feeders** – It has become apparent that bird seed scattered on the ground from birdfeeders is attracting the rabbits and mice and therefore we ask that they not be used.

GARBAGE PICK-UP – We have garbage pick-up on Monday, recycling pick up on Thursday and now compost pick-up on Friday. Garbage Rooms can be very unsightly if garbage is left on the floor or outside of the sheds. These items will not be picked-up by the drivers. We strive to keep the garbage rooms clean and free of debris and are asking your help in keeping them that way. **Composting Bins** – Please be sure to bag and tie your compost material. The bins are very dirty from loose food items. We will be getting liners for the bins that should help keep them cleaner.

FURNITURE, APPLIANCES, MATTRESSES, CAR PARTS, ETC. – Disposing of such larger items are the home owner's responsibility. Our garbage trucks will not take them. **MCC Thrift Shop** will take any household items including furniture. Call 403-272-0282 for further information. They are located at 2946 – 32 St. NE., close to the Peter Lougheed Hospital.

ELECTRONIC ITEMS do not go in the recycling bins and can be dropped off at the **BEST BUY** store inside the door on the west side of Northland Mall for recycling.

PARKING– Please remind guests not to park on the roadways when visiting. Our roads are classified as fire-lanes and the signs must be obeyed. As there is not an abundance of parking stalls, a 24 hour parking limit has been put in place. An offender will receive a warning ticket on the car before being towed.

COMMUNICATION WITH THE BOARD– We understand that communication with the Board is important and has been lacking. To improve on that, minutes of our meetings will be posted in the mailroom; a newsletter will be printed twice a year for pick-up; and now we are working on a website for you to access. Plus, there is a designated mailbox located inside the mailroom for your comments or concerns. Thank you to those of you who placed notes of concern in the box prior to our walk around in May. Your concerns were brought forward at our meeting. These are all important issues that we will resolve as funds become available.

Also, you may call **Dean Burnett at PACE PROPERTIES** directly at 403-253-2666 during business hours Monday to Friday to report any problems, or concerns.

FOOTNOTE - We want all residents at Hawkstone Manor to take pride in the appearance of our property as we do as a Board. We all want to keep it looking beautiful and in good repair but at the same time to be fiscally responsible.