



HAWKSTONE MANOR NEWSLETTER

FALL/WINTER 2018

GREETINGS FROM YOUR BOARD OF DIRECTORS

Our newsletter is published twice a year and copies are placed in the mailroom. Please help yourself if you wish to take one home. The Board is working towards better communication with residents. We have a suggestion box in the mailbox area in which you may place your concerns. If it is an urgent matter, you may phone our management company, PACE PROPERTIES at 403-253-2666. In addition, we have a website set up that seems to be working quite well. We are hearing from you and your concerns in these ways and responding to you from the appropriately informed Board member. Our website for Hawkstone Manor Corporation is: www.hawkstonemanor.com.

Please be advised that our

Annual General Meeting will be held at the clubhouse on

Tuesday, April 16, 2019.

We encourage you to attend as this is your opportunity to voice concerns and ask questions directly to the Board members and to the President of our Property Management Company.

FALL – WINTER 2018 PROPERTY REPORT

As the year draws to an end, most of the jobs being worked on since late spring will be shutting down for the winter. We dealt with major foundation problems in the 100 Block that took the remainder of the spring to complete and also a considerable amount of our Budget. Over 100 downspouts were replaced, holes in siding repaired, 19 front doors painted, and broken curbs were repaired. In addition, painting, caulking, water leaks, broken and clogged dryer vents, fogged windows, plugged eaves, fencing repairs all were addressed.

As winter begins, re-building and replacing decks will end until next spring and will switch over to front rail replacements. The Board is aware that the co-ordinating of the two companies hired to do this job has been a concern since the beginning. The long delays waiting for Duradec to install the deck membrane, the finished rails leaning against our condos waiting to be installed and the decks being exposed to the weather are all unacceptable. This has been a problem since the work began four years ago. At our suggestion, Elite Railings Ltd. has agreed

to take over the Duradec portion as well as to repair the decks, build and install the rails. We hope this will not only speed up the work next year, but keep the areas involved neater and cleaner. Thanks to Elite Railings for taking on the extra responsibility to get this important job completed.

If weather permits, all the eaves troughs throughout the complex will be cleaned. Waiting until both the summer tree pruning and last of the leaves dropping is the reason for this late start. We were not as fortunate with our road repairs as they were booked the week of the early October snowstorm. As a result, this work has been re-scheduled for late spring, 2019.

It has come to our attention that some owners' tenants in Hawkstone Manor may be under the impression that security is provided in our complex. The Board reminds all residents that the Calgary Police Department is our security and should be called as the first responders. We do appreciate knowing of suspicious activities so that all residents can be made aware via our website and postings in the mailroom. We are each other's neighbourhood watch!

REMINDERS

- Festive lights need to be taken down by April 1st, 2019.
- Any damage done to your garage doors from improper parking, will be your responsibility to have it replaced.

SNOW REMOVAL

We understand that there are problems and concerns regarding the way the snow is being piled up after plowing is done. We are working on this issue with the snow removal company. Space is very limited and it has to be placed somewhere until which time it is removed.

GARBAGE/RECYCLING

We have 11 garbage rooms with bins for garbage, recycling, and composting. Garbage bins are throughout the complex. Recycling bins are placed in rooms # 7, 8 and 10. We have two composting bins in room # 6 and two in room # 11. The compost bins have large liners; however, you are asked to bag your composting in appropriate bags in order to reduce leaks and odors.

We always strive to keep these areas clean and free of debris. We ask your help in doing so by placing your garbage in the bins and not leaving items outside and around them. Larger items have to be taken to the landfill site. Our drivers do not pick up these large items. Pick up for garbage is on Mondays, recycling on Thursday and composting on Wednesdays.

PARKING

As there is limited parking space on the complex, please be advised that we have a stipulation allowance of 24 hour parking. That means any one car cannot remain in one spot for more than 24 hours to avoid being ticketed and/or towed. We ask you to be considerate of others.