



HAWKSTONE MANOR NEWSLETTER

SPRING/SUMMER 2019

Please be advised that our

Annual General Meeting will be held at the Clubhouse on

Tuesday, June 18, 2019 at 6:30 pm

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 Pace Property Management.

Our newsletter is published twice a year – in the fall and in the spring. Copies are placed in the mailroom for you to pick up. Following are updates and items to note:

PROPERTY –

Barbecues – As the weather gets warmer, so does the use of outdoor barbecues. Please be diligent in where you place your barbecue. It cannot be placed close to the siding as the heat that is generated will melt the siding and cause a fire. Fire pits are not allowed on the property as they are a fire hazard.

Decks and Railings – The new railings are looking really good. The replacement of the decks and railings, started last summer, will be on-going. Please be careful not to hang anything on the railings that may cause rust or damage.

Divider walls, Downspouts and Fences - Damage was done to these over the winter and work is being done now to repair them. In regard to the downspouts, owners are asked to please be attentive in putting them up and down as needed.

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.

Garbage Pick Up – Regular black garbage is picked up on Mondays; Recycling is picked up on Thursday; Composting is picked up on Friday. The compost bins have large liners; however, you are asked to bag your composting in appropriate bags in order to reduce leaks and odours.

The garbage rooms/sheds are distributed throughout the complex. They 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 we are asking for your help in keeping them that way.

Disposing of Larger Items – Disposing of larger items such as furniture, appliances, mattresses, car parts, electronics, etc. is the home owner's responsibility. Our garbage trucks will not take them away. Electronic items may be dropped off at the BEST BUY store inside the west door of Northland Mall. MCC Thrift Shop will take household items including furniture. Call their phone number 403-272-0282 for further information.

Dogs, Rabbits and Bird Feeders – For the dog owners, please pick up your dog's poop. It may be discarded in the compost bin. Please do not feed the rabbits as it encourages them to be around. It has become apparent that bird seed scattered on the ground from birdfeeders is attracting the rabbits and the mice and therefore we ask that they not be used.

Roads – Repairs to the pavement in the complex will commence in July, weather permitting.

Tennis Court – The tennis court will be closed until further notice due to some repairs.

LANDSCAPING –

Trees and Shrubs - The Schubert and Mayday trees have a small amount of black knot disease that needs to be addressed. The elm trees are improving and will be injected early next week. No other pruning will be done this summer.

Sprinkler System for Watering the Grass - Irrigation lines will be opened up next week.

Lawn Treatment – The grass is treated with a mixture of liquid herbicide and a fertilizer. The broad leaf herbicide used on the grass is called Par 3 and the non-turf area herbicide is called Touchdown. Advance notice will be posted when the application will occur.

PARKING –

Guest 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.

COMMUNICATION WITH THE BOARD –

We understand that communication with the Board is important. There is a mailbox inside the mailroom designated for your written concerns which are collected and acted upon by the Board. We also have a website where your concerns are distributed to the appropriate Board member. The website is www.hawkstonemanor.com.

For urgent matters, it is best to call PACE Properties directly at 403 253-2666.