

# MacEwan Gardens II Newsletter

Dec 2010

## Management turns to Owners

On September 21<sup>st</sup>, 2010 management of MacEwan Gardens II officially transferred to owners at the AGM, and a Board of Directors was elected. We have now met on several occasions and wanted to communicate with all residents some of the items and concerns that we are addressing. For many of us, this is the first time we've lived in a condo and are not exactly sure what it means to be part of a "Condominium Corporation". All owners should be familiar with our governance which includes municipal by-laws, **The Condominium Property Act** and the **MacEwan Gardens II By-Laws**. If you are renting your suite it is the owner's responsibility to provide tenants with a copy of the condo by-laws. If you require a copy of any of these please get in touch with Alex and be advised there will be a charge for photocopying.

## Sound Survey

Thanks to everyone who completed and returned a questionnaire. We are following up with residents who identified "intolerable" sound levels in their suites and we are gathering quotes for an acoustical assessment.



## Who Do You Call?

Someone's dog barking all night? **Call DelCasa**. Noticed a leak in your hallway? **Call DelCasa**. The door to the parkade won't open? **Check the batteries in your opener**. The parkade door has graffiti on it? **Call DelCasa**. You find someone parked in your parking stall? **Call DelCasa**. You find someone sleeping on your balcony? **Call the police**. When in doubt? **Call DelCasa!**

One way to look at this is to ask is this issue/concern inside the walls of my suite or outside? If outside then think DelCasa, if inside, then it's likely yours to resolve so if you are still within the first year since you took possession and on warranty, call Urban Landmarks.

If you would like to contact the board, we have an email address: [MGII@gmail.com](mailto:MGII@gmail.com) or you can leave a note in the folder on the bulletin board in the mail room.

**Property Management Company -- DelCasa Management Inc.**

**Property Manager -- Alex Zovighan**

**Phone -- (780) 413 - 0085 After Hours Emergency (780) 721 - 5246**

## Security

*The upcoming holiday season is a prime time for break-ins and we can all be more diligent about security. If you are expecting a delivery please go and meet the delivery person or watch them enter the building on your TV to ensure that they are the only ones who gain access to the building when you buzz them in. If you are moving something in or out of the building do not leave doors propped open and unattended. When entering the parkade, if there is a car behind you, they can easily drive in right behind you, this doesn't mean they live/belong here, so slow down so that only one car comes in at a time. For those of us who may be in that car behind, isn't it worth waiting a few moments before entering the parkade rather than discovering your windshield broken the next morning?*



## Recycling and Garbage

*Garbage & recycling bins are located in both the east and west parking lots. Furniture, TVs, computers, etc. are not to be left beside the bins or tossed inside. These are your responsibility to dispose of and most items can be taken to the Ambleside Eco Station located at Ellerslie Road and 147 Street. Do not leave items by the elevators on the parkade level with a note attached that says "Please take me." If you have something that you'd like to give away or sell, post a note on the bulletin board in the mail room.*



## Pets

*MacEwan Gardens has a pet by-law, (62(b)(ii)) which specifies what kinds of animals, how many and the size of the pet allowed. If you are a pet owner or considering a pet, please ensure that you are familiar with this by-law. If you have rented your suite it is the owner's responsibility to ensure that the tenants are aware of and comply with this by-law. Common areas such as the hallways, lobby, parkade and outdoor areas are common to all and it is important that all residents feel comfortable in these areas. Therefore it is important that all animals be under their owner's control at all times by use of a leash, travel crate and/or muzzle as required. Some residents may have an allergy or aversion to some or all animals and is imperative that as pet owners we respect this. It is not appropriate to have your pet run, bark, growl or jump at another resident or guest. There is to be no elimination of pet waste on any common property; this includes lawns, sidewalks, parking lots; elevators, and storage rooms. To date we have had to clean up canine urine in the lobby and excrement in a hallway. Be aware that sound does travel from suite to suite and your pet may, in your absence be barking or meowing for long periods and at such a volume that it is disturbing to your neighbours. Pets can be a wonderful part of any community and we care about their well-being, we ask that all pet owners complete the Pet Registration Form provided and put them in the brown envelope on the mailroom bulletin board.*



## **Christmas Trees**

*If you are planning on having a real tree in your suite please make sure you clean up the common areas after you bring the tree in and when you dispose of it. No trees are to be left outside by the garbage/recycling bins or tossed inside.*



## **Fitness Room & Social Amenities Room**

*Quotes have been solicited for furnishing and equipping these rooms and the board will advise owners of anticipated costs and payment options in the New Year.*



## **Janitorial Contract**

*There were numerous complaints about the quality of cleaning of the common areas and the board and Alex met with the owner and manager after giving them 30 days notice to improve the service. They did not meet our expectations within this time frame so we have terminated their contract and hired another company that we feel confident will provide the quality and consistency we want.*



## **Maintenance/Handyman**

*The board has engaged the services of Ron Bartel for routine maintenance, repairs and clean up of common areas. Ron will be onsite weekly and has come highly recommended by the owners of MacEwan Gardens I.*

***The MacEwan Gardens II Board of Directors would like to wish everyone a safe and happy holiday and we look forward to the exciting year ahead as we work towards making MC II one of the best condominium communities in Edmonton.***

