

MacEwan Gardens II Newsletter  
Summer 2012

*Dear Residents:*

*On behalf of your Board of Directors, I would like to welcome those of you who are new to MacEwan Gardens II and thank our residents for sharing their comments and concerns and supporting the Board in their efforts to make MG II one of the best places to live in southwest Edmonton.*

*In recent months, the Board has had a number of unpleasant issues to deal with including theft, abuse of property and many By-law infractions. Governance by a condominium corporation doesn't always feel fair, but it does require everyone to be accountable at all times in any situation and that doesn't seem unreasonable. However, accountability requires knowing what is expected of you and this pertains to all residents whether they own or rent. Everyone should have a copy of the By-laws, and everyone should read them. Until you have a chance to do so, a few things to note in brief:*

**PETS:**

*Yes, you can have them (By-law Section 62) however, behaviours such as consistent barking, pet urination and defecation on common property (the elevator??!!) are not OK. The first time your pet is identified, you will receive a warning letter, after that, should the behaviour(s) continue you will be fined.*

*There is a Pet Registration form attached, if you are a pet owner please complete and return to the Board. The purpose of the registration is to ensure that the Managements records are current and in case of an emergency in the building. (Registration forms can be slipped under the door of the Social Amenities Room).*

**PARKING:**

*Park in your assigned stall. Keep it clean. Move your vehicle when cleanings and clearings take place. Provide your visitors with the Visitor Parking Pass so they can use the visitor stalls in either above ground lot. DO NOT USE THE VISITOR PARKING PASS IF YOU ARE A RESIDENT, if you do, you will receive a warning ticket and then run the risk of being fined, tagged and maybe even towed if you continue to park there. EMERGENCY ACCESS IS EXACTLY THAT – that area is not for parking a moving van in, regardless of how convenient it seems, ditto with the HANDICAPPED VISITOR PARKING stalls. Every suite was provided with a Visitor Parking Pass, if you've lost yours, the replacement cost is \$5.00.*

**COMMON PROPERTY:**

*For the use and enjoyment of everyone. If a resident is identified as being responsible for the theft of a common property item or responsible for any damages to common property, they will be accountable for the replacement, repair and/or cleaning costs. Recently we have experienced the theft of a leather chair from the third floor lobby and need to re-steam clean certain hallways and mats due to garbage bag leakage, dog urination and vomit.*

**NOISE:**

*This is a wood framed building. Sound carries very well here. If you are outside on your patio/balcony it carries even better. Be considerate. There is a municipal noise By-law; at 11 pm – quiet.*

**RECYCLING/GARBAGE:**

*There are bins in both the east and west parking lots. If you need to dispose of furniture or large items, please take them to the Eco Station on Ellerslie Road. These items do not get picked up by the city, and the condo should not have to pay for disposing of your personal stuff!*

*A bit blunt? Perhaps. Enough said, as a Board we really would rather expend our time and energy on things like:*

***MG II MEET & GREET:***

*Thank you to everyone that came out on May 24 and congratulations to our door prize winners!*

***SOCIAL CLUBS:***

*A great expression of interest for these, although the Poker Club looks to be the current favorite! Please check the mail room bulletin board for sign - up sheets. We hope to launch all clubs by September 2012.*

***GARAGE SALE:***

*The Board has approved the use of all 10 visitor parking stalls in the west parking lot for a garage sale on Saturday, August 11<sup>th</sup>. Tables (8 feet long) cost \$20.00, signage, advertising and organization all provided by the board. Limited opportunity so if you would like to have a table or share one, please call Kate at 780 462 0420.*

***CALL FOR GARDENERS:***

*The care and upkeep of the brick planters in the back and all flower beds are not included in our contract with our landscaping company so we are looking for volunteers to assist in their upkeep. If you have a green thumb, and the urge to get dirty, we would be grateful for the assistance.*

***AMENITIES ROOM:***

*The social amenities room can be booked in advanced via the website or Board of Directors direct email. The cost for the room is \$45.00 a day with a \$200.00 Damage Deposit. We are looking for a better name, so we are having a contest! Because we reside on MacEwan Road there has been some talk of finding a Gaelic term but we are open to all reasonable suggestions for a vote by residents. Please submit your ideas by July 31<sup>st</sup> for consideration.*

*Thanks for the listen, together we can all contribute to making MacEwan Gardens II a great place to live and increase the value of our investment.*

*Kate Marchessault  
President*

*The MG II Board of Directors can be contacted by email at [macewangardens2@gmail.com](mailto:macewangardens2@gmail.com), or by leaving a note in the folder on the bulletin board in the mailroom. Please check our website at [www.macewangardens2.com](http://www.macewangardens2.com)*