

MacEwan Gardens II Newsletter

Spring 2015

Dear Residents,

This newsletter provides owners and residents with information regarding recurring issues of concern to everyone and we appreciate you taking the time to read it so you are aware of and clear about the policies and rules that are in place that govern our day to day enjoyment of living at MacEwan Gardens II. While residents can be fined for infractions, the Corporation often bears some costs. Increased maintenance costs would be reflected in the budget and in each Owner's condo fees. By reminding and encouraging residents to take responsibility to comply with bylaws we hope to minimize these effects and create a better shared living space.

Thank you – MGII Board of Directors

Visitor Parking

The 20 outdoor visitor stalls available in the east and west parking lots are for visitors only, no exceptions. When you have a visitor, please ensure they use your visitor parking pass and that it is clearly displayed. Visitors without a pass or residents, who park in visitor parking stalls risk being tagged, ticketed and towed. The lots are routinely patrolled.

Garage Door

When entering the parkade, observe the one click, one car rule. Wait at the top of the ramp (not on it) until the door is fully open, then proceed. If you wait for another vehicle to exit first, wait for the door to begin to close, and then click again to begin a new time cycle before proceeding. This method is for safety and security (and to avoid repair costs...). This year the Corporation has made several repairs to the garage overhead door, where damage was caused by human behavior. The Board found the operation of the door and the heated ramp was fully functional. A review of the video surveillance was able to determine the Units responsible and charge backs for the repairs have been issued. The average cost for repairs to the door are \$1200-\$1600.

Pets

All dogs are to be hand leashed and kept under control outside of their units. Pets are not to relieve themselves on common property, which includes all sidewalks, grassed areas, courtyards, parking lots, the underground parkade and your patio/balcony. (Patis and balconies are considered a common area with exclusive use.) Pee pads on balconies are also prohibited. Friendly warnings will be issued to pet owners who are away from home during the day and may not be aware their dog's barking is a nuisance. The expectation is that the matter will be resolved within a reasonable time frame. If you are a pet owner or considering a pet, please ensure that you are familiar with the MacEwan Gardens II pet bylaw, (62(b)(ii)) which specifies what kind, number and size of pet is allowed.

Garbage & Recycling

Please make use of garbage and recycling bins located on both sides of the building. DO NOT leave any items outside of the bins. If one bin is full, please go to the other side. Proper use of the bins helps to maintain a clean and safe area and prevents garbage from becoming a nuisance. City employees are under no obligation to pick up and dispose of items left outside the bin and could choose to not empty the bin if access is compromised. Furniture and household items such as mattresses, computers, tables, TVs should be taken to the Eco Station at Ellerslie Road and 147 Street. For a listing of what can and cannot go in the bins visit:

http://www.edmonton.ca/residential_neighbourhoods/garbage-recycling-waste.aspx

If you have items that you think someone else would be able to use, either post a notice in the mailroom with contact information or take to GoodWill or the Eco Station's Re-Use Centre. **Please do not** leave these items outside the garbage bins or on Common Property with a FREE sign on them.

Smoking

Smoking is not allowed in any of the common areas, including the underground parkade and both parking lots. If you wish to smoke in the comfort of your home or on your balcony/patio you are free to do so. Disposing of butts properly is your responsibility. Butts squashed on sidewalks, the parkade floor, outside the doors, put in planters or tossed off your balconies can result in a fine of up to \$250.00.

Maintenance Tips

Is Your Toilet Running?

A running toilet is not only a noise inconvenience for some, wasted water adds to the cost of the utility bill. For minimal cost and time, you can help save a lot of water.

Diagnosis – Put a few drops of food coloring into the top tank. Check back after a half-hour and if the bottom bowl has colored water, then your tank is leaking. The problem is that the bottom of the tank is not getting a proper seal due to a warped “flapper valve” and you need to replace it. The below picture shows the defective part in blue (yours may be white):



Correction

Shut off the water valve underneath the toilet by turning all the way to the right.

Flush the toilet to empty the tank.

To remove the flapper valve, pull the rubber hinges away and then up from the central cylinder. Then disconnect the rubber string from the plastic that connects to the flush handle (see the chain in the above picture).

To find a replacement ask for a “universal flapper valve” similar to the one you have at Home Depot. (The one in the above-pictured

toilet is from Home Depot with a cost of only \$6.00)

The new part will fit back in the toilet just like the old one. You may need to adjust the tightness of the chain. After the new part is installed, turn the water valve under the toilet back on.

Are your drains slow?

It is the responsibility of each resident to ensure that their drains are regularly cleaned of hair and other debris. This ensures problems won't develop farther down the line. If a plumber is called and lack of cleaning is the cause, costs will be charged back to the resident.

Contact Us

www.macewangardens2.ca

Visit our website to

- view our bylaws and approved minutes
- see what's upcoming on the calendar.
- book the elevator
- book the amenities room
- set up your buzzer

You can also contact the Board if you have general resident questions or concerns.

KDM Management

during business hours 8:30 – 4:30

780-460-0444

Alex - ext 323 or azovighian@kdmmgmt.ca

Jordan - ext 312 or jbyblow@kdmmgmt.ca

KDM after hours emergency 780-460-0444

Contact KDM for

- common property questions or concerns
- non-life threatening emergencies to your unit or the building
- condo fee questions, owner/tenant information update

Please provide your name, unit number and phone number so we can contact you.