



Happy New Year!

First, huge appreciation goes out to Brenda Jackson and Joshua Pedersen for their on-going creativity as well as their dedication to making our Website professional, interesting and informative! The addition of the Chanticleer logo (proudly featured at the top of this newsletter!) is a real plus.

We will continue to provide hardcopy newsletters to those residents who specifically advise the Board of their requirement for that service, but we are going paperless wherever practical! Any resident who has provided us with an email address will be added as a "Follower" of the Chanticleer Website (www.chanticleercondo.com) and thereby receive an email message whenever important content is posted to our Website such as Notices from our Property Manager or Newsletters from the Board.

PROJECT UPDATES

Since our last newsletter (October 2013) several projects have been completed, some are in progress, while others are in the planning stages:

DONE!

- ✓ Chanticleer Website Launch!
- ✓ Post Tension Cable Repairs (thanks to all for your patience and cooperation in getting to end-of-job on this important project, a "must-be-done" to properly maintain our building)
- ✓ Design for Front Grass and Plant Area (see our Landscape Plan as attached or on our Website!)

IN PROGRESS!

- Replacement of Doorway and Elevator Rugs
- Repairs & Preventative Maintenance – roof, front step tiles, mirrors, storage locker and electrical room exterior wall water proofing, parkade ramp heating pump, parkade fan, etc.

PLANNED!

- Implementation of Front Grass and Plant Area Design (in the spring!)
- Replacement of Hallway Carpet (later this year!)

www.chanticleercondo.com

IMPORTANT REMINDERS FOR ALL RESIDENTS:

1. **BUILDING FRONT-DOOR SECURITY** – Please remember to close the front doors fully when entering/exiting the building. And of course *never* give access to anyone through the doors or with your intercom buzzer who you do not recognize as someone you expect or know.
2. **GARBAGE DISPOSAL** – The dumpster bins designated for Chanticleer garbage and re-cycle waste disposal are located immediately outside the south gate behind our building on the *east* side of the alley lane. Please respect neighboring buildings by ensuring that you use only the Chanticleer-designated bins and not any of the other the bins in the alley. Remember that it is your responsibility to look after the disposal of large items (such as old mattresses and furniture) separately. Leaving such articles anywhere outside the dumpster bins in the alley is not permitted. The City of Edmonton does not look after disposal of these articles.
3. **ESSENTIAL IN-SUITE MAINTENANCE** – Did you know that in-suite smoke detectors have a life cycle of approximately 10 years? Were you aware that during the last year the Chanticleer experienced a serious flooding issue due to in-suite laundry hose failure? In-suite smoke detectors and laundry hoses are the responsibility of the Owner. Please consider replacing yours sooner than later! If you need a trades person contact for this job, check out the “Repairs & Maintenance” section of our Website for a list of trades contractors who are currently used by the Chanticleer Property Management and are familiar with our building.
4. **NOISE** – We all have an obligation to ensure the “comfort and quiet enjoyment of the property” for all residents (Chanticleer By-Law 3.18) and we all must use common sense to respect our neighbors in this way. If you experience an on-going problem with noise caused by a resident, here are some steps you can take: a) Discuss the issue directly with the resident (optional) b) Report the incident to the Board for follow-up in writing with the resident and/or c) Make a noise complaint to Edmonton Police who are authorized to issue a fine if warranted.
5. **CONDOMINIUM PROPERTY ACT** – A new Condominium Property Act is scheduled to be tabled in the Alberta Legislature in spring 2014. Proposed improvements to Alberta’s condominium legislation address several important areas including insurance requirements for Corporations and Unit Owners, obligations regarding repairs to Unit property following damages, dispute resolution, Board governance, and standards of practice for condominium Property Managers. You can see the existing Condominium Property Act on the internet via the following link: <http://www.ultimateproperty.ca/Document%20downloads/files/Condominium%20Act%20Alberta.pdf>

CALL FOR VOLUNTEERS!!!

Do you have an interest in contributing to the well-being of our building and community?

CHANTICLEER PROJECT ASSISTANCE – From time to time we undertake projects, large and small, that could be more effectively and economically accomplished with a little extra assistance from you. For example, our Landscape and Website committee volunteers have been invaluable contributors! At this time, we would appreciate having any residents with a truck volunteer to assist us on an as-available basis for those few times when we need to transport something to/from the building.

CHANTICLEER BOARD OF DIRECTORS – The Board is elected at our spring-time Annual General Meeting (AGM) and is made up of five Owners elected by you to manage the financial and physical affairs of our condominium property. The Board is responsible for making decisions regarding contracts, improvements, and investments for the Chanticleer for the next year.

If you are willing to volunteer your help with our projects or have an interest in participating as a Board member, please contact any Board member in person, via email or via Box 41 to let us know!