



Spring Is On Its Way!

FRONT STEP RENOVATIONS

The icy winter we have experienced this year has really pointed out the need for as much traction as possible to help us avoid nasty falls. Consequently the Board has recently approved a plan to renovate our front steps with a durable anti-slip coating while at the same time repairing the railings as necessary. Our Property Manager is in process of obtaining competitive quotes from suppliers. Our target is to commission the work in early April for completion just before the work on our exciting new front landscape plan begins.

MARCH 2014 PROJECT UPDATES

Since our January 2014 newsletter was published the following projects were completed, are in progress or are in the planning stages:

DONE!

- ✓ Replacement of Doorway and Elevator Rugs
- ✓ Storage Locker and Electrical Room Exterior Wall Water Proofing

IN PROGRESS!

- Repairs & Preventative Maintenance – mirrors, pipes and parkade ramp heating pump

PLANNED!

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

GET INVOLVED!

Don't forget to let us know (you can contact us via Box 41) if you have an interest in contributing to the well-being of our building and community – either as a Project Assistant or as a Board Member. From time to time we undertake projects that could be more effectively and economically accomplished with a little extra assistance from you. The Board is elected at our Annual General Meeting (AGM) and is made up of five volunteer Owners elected by you to manage the financial and physical affairs of the Chanticleer. We encourage you to get involved!

www.chanticleercondo.com

PROPERTY MANAGEMENT EMERGENCY RESPONSE:

Our Property Manager, Ric Johnsen of Go Green Technology Corp., provides 24 x 7 emergency response. In the event of an emergency, call Ric on his Cell Phone **780-919-1301** immediately!

- **During business hours [9:30 a.m. to 4 p.m. Monday-Friday]**, Ric will answer his Cell Phone directly (or if a call is in progress, he will respond back to you as soon as that call is completed).
- **During off-business hours**, Ric will answer his Emergency Phone directly (the current number to call for the Emergency Phone is clearly stated on Ric's Cell Phone voice mail message).

Remember that you can call Ric **at anytime** on his Cell Phone **780-919-1301**. If you call Ric during off-business hours on that number you will hear his voice mail message which will direct you to either call his Emergency Phone number immediately, in the event of an emergency, or, if there is no emergency situation, leave him a message that will be answered on the next business day.

PROPERTY MANAGEMENT FEES:

The Property Manager, under Board direction, administers all the funds for operating expenses and reserve fund expenditures of the Chanticleer, keeps accounting records and produces budgets and financial reports, maintains relationships, obtains quotations and manages contractors required to perform regular maintenance, ad-hoc repairs, projects and emergency responses for common property, is available to Residents on-call during regular business hours to respond to building problems as well as on stand-by 24x7 to respond to immediate emergency building issues.

The monthly fee (\$1,500 + GST) that Go Green Technology charges covers performance of Property Manager obligations during regular business hours. It is a market-competitive fee – in fact, it is lower than the other quotes we received when the situation a year ago required us to transition from the generous volunteerism of Ed Duddy to the more typical Property Management arrangement that is common to almost all condominium buildings in Edmonton. Moreover, the choice of Ric Johnsen as our Property Manager has the very valuable added bonuses that Ric lives on-site (he is much more accessible), is an Owner (he has a much higher vested interest in the building) and is knowledgeable about the Chanticleer (he comes with 16+ years of experience as an Owner and a Board Member).

When an emergency response is required during off-business hours, Property Managers typically charge additional fees (Go Green Technology charges at the reasonable rate of \$37.50 + GST per half-hour without any extra travel time). The knowledge that an additional emergency response fee may be incurred should *never* discourage you from phoning our Property Manager *immediately* when an emergency occurs! It is extremely important that Ric be advised quickly so that he can attend to emergencies as soon as possible to minimize risk and damage to the building, which could potentially be far more costly than any additional fees charged. Over the first year that Go Green Technology has provided Property Management services for the Chanticleer, there have been seven emergency events in off-business hours which have resulted in a combined total of less than \$280.00 in additional fees – that is a very small price to pay for the 24x7 emergency response that Ric has provided for the Chanticleer in the past 12 month period! Congratulations to Go Green Technology on a successful first year of Property Management for the Chanticleer!