



**MAY 2014 PROJECT UPDATES**

Work has begun (as weather permits!) to bring our new Front Yard Landscape Design to fruition this spring. The front step railings (which were exhibiting deterioration and corrosion) have been repaired to address the potential safety hazard of unstable railings; the Board has deferred moving ahead with any further renovations of the front steps at this time to allow further due diligence regarding necessity, options and costs. We will be proceeding with budgeted regular spring maintenance items including parkade cleaning, rug cleaning and exterior window washing (soon!) as well as planning for the budgeted project to replace our hallway rugs (later this year).

**REMINDER TO RESIDENTS:** The front step railings have been repaired – now it’s up to you and your guests to use them when traction may be an issue!

**MOVING IN & OUT of the CHANTICLEER:**

The Board has recently confirmed the following procedures and fees associated with moving furniture and/or appliances in and out of the Chanticleer:

- 1) Contact the Property Manager as soon as you can to inform us of your moving plans.
- 2) The Condominium Association requires for security purposes that the front doors be monitored at all times during a move – the fee for this monitoring service has been set at \$30 per hour and will be charged to the resident for the duration of the move accordingly.
- 3) If you will be moving furniture and/or appliances by way of the elevator, contact the Property Manager so that we can book the elevator, get the protective curtains installed, and have other residents alerted of the timing that the elevator will be unavailable to them. The Condominium Association requires paid in advance a non-refundable fee of \$50 for such use of the elevator as well as a \$100 deposit for use of the elevator key during the move; the deposit will be fully refunded upon your timely return of the elevator key to the Property Manager.

**BY-LAW REMINDER – NOISE:**

Our Bylaws clearly state that residents shall not “make or permit any disturbing noises ... which will interfere with the rights, comfort or convenience of other occupants”. In consideration of this, the “Welcome to Chanticleer” information sheet (which is routinely handed out to new Owners/Renters – if you need a copy, please request one via Box 41) asks residents specifically not to operate appliances past 10 PM nor prior to 7 AM, never to slam doors and to generally keep things at a reasonable volume level, including radios, stereos, televisions, computers, exercise gear and musical instruments. Please be a good neighbor! The Board thanks you in advance for your continued cooperation.

[www.chanticleercondo.com](http://www.chanticleercondo.com)

## **NEWS FOR CHANTICLEER OWNERS**

### **ANNUAL GENERAL MEETING – DATE SET!**

Our Annual General Meeting (AGM) will be held on **Thursday June 12, 2014 at 7 PM** at the Chinese Catholic Church next door (10140 – 119 Street); access to the building will be provided through the front entrance on 119 Street.

An AGM information package will be provided to each Owner at least 3 weeks prior to the meeting. The information package will include a **Nomination Form** for nominating a candidate to the Board of Directors. Our Bylaws require a person to be a registered Owner to be elected to the Board. Positions open for election this year are: President, Secretary and Member-at-Large, each for a 2-year term, as well as Treasurer for a 1-year term. Please consider contributing as a Board Member to provide your assistance and expertise in managing the financial and physical affairs of the Chanticleer! Note that nominated candidates do not have to be present at the AGM in order to run. The information package will also provide a **Proxy Form** which an Owner can use to appoint a representative with authority to vote on his/her behalf in the event that Owner cannot attend the AGM in person. In addition, the information package will come with a *new* **Emergency Contact Sheet** required from each Owner to be updated annually.

**REMINDER TO OWNERS:** Complete the *new* **Emergency Contact Sheet** and hand it in when you attend the AGM on June 12th or submit it to Box 41, 10160-119 Street NW, Edmonton AB T5K 1Y9.

### **BOARD MEETING MINUTES – AVAILABLE ONLINE!**

In the spirit of open communication with our Owners, Chanticleer Condominium Association Board Meeting Minutes will now be posted monthly on the Chanticleer website in the “Owners Only” section (remember that access requires a password, which has previously been provided to Owners via email). For those Owners who do not have computer access you may *request* (via Box 41) that a printed version of the minutes be provided to you monthly; this service will be provided at no charge.

### **BUDGET REVIEW MEETING – PLANNED FOR THE FALL!**

The general purpose of the AGM is to report to Owners on the activities and on the financial statements of the Condominium Association for the *previous* fiscal year (ending Oct 31st each year); Owners vote to accept/not accept the reports as presented. The *current* year budget is developed in the fall timeframe, before the upcoming fiscal year (starting Nov 1st each year) but after incoming Board members have been elected at the AGM and transitioned in to their positions. Many Owners have expressed an interest in having the opportunity for an in-depth review of, and input into, the draft current year budget before it is finalized and approved by the Board. We agree this is an excellent idea and are planning to schedule a Fall Budget Review Meeting accordingly – stay tuned!

### **POST TENSION CABLES & PARKADE MEMBRANE – WHAT’S THE DIFFERENCE?**

Post Tension Cable (PTC) Replacement and Parkade Membrane Replacement are two significant projects identified in our Reserve Fund Study as necessary to maintain the integrity of the Chanticleer building. Please see the attached summary explanation of these two important projects.

### **POST TENSION CABLE REPLACEMENT**

Post Tension Cables are used in concrete construction to allow thinner slabs and greater span lengths between support columns. These cables, composed of steel wires inserted into a plastic sheath, are subsequently "tensioned" and grouted after the concrete is poured. Cables in the Chanticleer are found as single strands or in bundles of 2 or 3 strands. The cables run north/south and east/west and are anchored below grade to the foundation walls. Due to poor workmanship or quality control during original construction, sometimes the ducts containing the PT cables are not fully filled, leaving voids in the grout where the steel is not protected from corrosion. The situation is exacerbated if water is able to penetrate into these voids because of poor or deteriorating water proofing of the anchors. Once cables break (de-stress) due to corrosion they must eventually be replaced. Cable replacement involves trenching around the building to expose the cable anchors, drilling into the slab in several locations to reveal the cable(s), cutting and removing the de-stressed cables. The anchors at each end are also removed. Once the cables and anchors are removed the ducts are cleaned and new cable(s) are threaded through the ducts and anchored at each end. Cable replacement is completed by stressing the cables, water proofing the anchors and filling in the trenches. Cable replacement is an on-going process that is costly and somewhat difficult to budget for as we never know if or when cables may fail. Cable inspection is done at the Chanticleer once every two years. If more than 10% of the cables in a given area are found to be de-stressed then cable replacement is recommended. To date, at a combined total cost of \$530,000, 68 broken or adjacent cables have been replaced (59 after the first inspection, 0 after the second inspection and 9 after the third inspection), of a total 169 Post Tension Cables in our building. We expect Post Tension Cable Replacement will continue to be necessary although we are hopeful that the most significant breakage has already been addressed.

### **PARKADE MEMBRANE REPLACEMENT**

The Chanticleer underground parkade is covered mostly by the footprint of the building but there are portions of the parkade that extend beyond the footprint. These areas include the courtyard, from the west wall of the building to the fence and from the south wall of the building to the south side fence. The parkade membrane is a torched-on rubber membrane that separates the exterior surface of the parkade slab and the landscape material. This membrane helps maintain the integrity of the slab and prevents water penetration into the parkade. The existing membrane is for the most part original with the building (30+ years old). The 2010 Reserve Fund Study identified replacement of the parkade membrane in 2015 as a one-time project. In order to replace the membrane all the landscape material must be removed to expose the membrane. The old membrane will be removed and a new membrane will be put into place. The job will take approximately two months to complete. Several companies have already been contacted to provide proposals and estimates to the Board so that the project can be commissioned at a competitive cost and we will be in a position to begin the project as soon as possible in the spring of 2015.

The Chanticleer Newsletter is edited by Maggie Lair (President)  
on behalf of the Chanticleer Condominium Association Board of Directors