Woodland Court Owner's Condominium Plan 752-0358
#51 Woodland Court, Hinton, AB, T7V 1Z7

Newsletter Sept, 2015

Greetings WLC Owners,

The Condo Board also know as the BOD's (Board of Directors) is trying to bring everyone into the loop of what is going on behind the scenes and ongoing projects to enhance and repair the condominium units and grounds. Therefor with the introduction of this news letter we hope to bring you up to speed on issues that we are trying to address and our current state of affairs.

There is good news and there is bad news; for the last little while it has been a challenge to keep up events and ongoing projects. The Condo Board operates on a volunteer basis and we meet once a month to discuss issues and provide solutions. Besides from the meetings there are a lot of after hours work by the volunteers to carry out and follow up projects. All owners are welcome to attend any of the general meetings and we encourage you to attend the annual AGM (Annual General Meeting) and have a voice.

We'll start out by covering a few of the basic rules;

The Town of Hinton has a set of bylaws that are specific laws to the community. Then can be viewed online at
http://www.hinton.ca/314/Bylaws-Bylaw-Articles

The Condominium association also has a set of bylaws, rules and regulations, which all owners are provided with a copy of when they purchase their units, or should be. If you do not have a current copy of these documents, please make a request to the Condo Board to obtain a copy. If your unit is a rental unit, please ensure that your tenants have completed to appropriate registration forms and have acknowledged that they have a copy of the bylaws, rules and regulations and will comply. Forms are available on request from the board.

Some of the current issues we are facing is a breach of some Bylaws so we urge you to review the bylaws and comply, especially for those that have received complaints about breach of Bylaws.

Some basic condo rules and reminders;

Firstly let us bring to your attention that to this point many of the sheds, additions, renovations etc have been installed or done so without BOD's approval. These alterations may be taken into review by the BOD's at any time. It is the owners responsibility to seek approval from the BOD's before altering the Condo in any way that is contrary to the Bylaws and Rules and Regulations.

Fences, sidewalks and stairs, are the property of the condo complex, as is the outside of the building including doors and windows. Condo owners or tenants are not permitted to widen gates or take down fence sections to allow for ATV access or install Sheds etc. This action must be requested in writing to the BOD's, and if approved our resident maintenance person will arrange for or oversea the task of any fence manipulation required to accommodate the task.

No painting of any stairs, sidewalks or window frames in individual colors. The condo maintenance person will supply paint for any unit owner or tenant who would like to "freshen" up the insides of their yard. You may also sign out the weed eater if you would like to clean up your yard.

All new sheds must adhere to the rules and regulations. The maximum size of 6'x8' and their location must be approved of by the BOD's. The same applies with any gazebos, or any other structures.

It is not permitted to alter the outside of the building in any way without the express permission of the BOD's, ie: window awnings or air conditioners that are visible from the outside, adding decks to the porch, etc. Any alterations of this nature must conform to the Bylaws, rules and regulations of the complex.

Any inside renovations and/or upgrades must be applied for and approved by the BOD's. This includes kitchen reno's, electrical work, plumbing modifications, installation of dishwashers, etc. This is to ensure that the work is done by qualified or competent people and that all appropriate codes are adhered to in order to avoid failures and events that will put the board at risk of future insurance claims.

All tenants, pets, and all vehicles must be registered. If you have changed, deleted, or added members, phone numbers, e-mail addresses, etc, please update the BOD's accordingly with the proper forms. Forms will be available on request.

Back yards, although considered to be common property to the complex, must be kept in a manner that meets the general climate of the complex and conform to the Town Bylaws, Condo Bylaws, and rules and regulations.

Issues;

Pets;

Currently we have an ongoing situation with pets. At this time, pets are governed by the Town of Hinton Bylaws and the Bylaws prohibit an owner to have more than two of any species of animal, bird, or reptile. This includes having in possession, care, control or custody of the dog or cat, whether temporarily or permanently or any person harboring or permitting the dog or cat to remain on or about his or her property. This includes "babysitting" of/or visitor dogs and cats.

Every dog or cat within the Town of Hinton when not confined to a dwelling or to the property of its owner shall be at all times under immediate effective control of its owner/handler.

Please refer Town of Hinton bylaw # 1021 for further information.

Any units not in accordance with town Bylaws will have a visit and subsequent penalties for infractions by the Bylaw Officers. Repeated offences can result in having your pets evicted from the premises.

All pets must be registered with the Condo Board as well as with the Town of Hinton (if required). Please request a registration form if you are a pet owner and have not received a form.

The BOD's will be discussing new policies and controls in the future to be amended to the Bylaws, Rules and Regulations to control the animal population of the Condo Complex.

Parking;

There are 2 parking stalls allocated per Unit with the exception that the first 8 units only have one parking stall. We have investigated several parking issues in the past year, more-so with newer renters. Parking spaces are tight and difficult to accommodate large vehicles. Please be respectful of your neighbors space.

Large vehicles which hinder the ingress and egress of other residents between the 2 bedroom units must use the overflow parking area. Vehicles carrying auxiliary fuel tanks must also use the overflow parking area.

Unregistered vehicles are prohibited from parking on common property.

Visitor stalls are ONLY for Visitors, the maximum time of 48hrs permitted before the vehicle needs to be moved. People needing longer will move to the overflow parking. Cars observed being parked in visitor parking exceeding 48 hrs will be subject to removal by city towing at the owners expense.

Overflow Parking;

Effective Jan 1st, 2016 there will be a storage fee for campers, trailers, and any vehicles left / stored on a permanent basis. The fee will be #35 per month and the Condo Board requests 6 post dated cheques be provided in advance. There is a limited number of parking areas so it will be on a first come first serve basis. Other vehicles parked in the overflow parking for any duration of time which may impede the access to any vehicle must have the contact information readily displayed in the window of their vehicle.

Condo Fees;

Regretfully, due to the increased cost or projects and premiums, condo fees will be going up. We have recently experienced a increase in our insurance premium of $6000.00 and have some costly past and future projects.

Condo fees are due the 1st of each month. In 2015 we have begun to take legal action against units for being in arrears. When legal action is perused it will be at owners expense.

Effective Jan 1st, 2016 the new rates will be $250 / 2 bedroom unit & $275 / 3 bedroom unit.

Please drop off 12 pre signed, post dated cheques for the upcoming year.

NFS and returned cheques will be subject to a $25 administration fee.

Condo Board:

Over the past few years we have been short a few members so we encourage you as condo owners to attend the next AGM coming in December and get involved. Without a strong Condo Board in place the tasks would have to be hired out to a management company which is going to demand a substantial increase in condo fees to oversea. This cost will substantiate an equivalent increase in the condo fees. A current quote is $50 / unit.

Some of the issues that we will address in upcoming meetings are, Bylaws, rules and regulations not being adhered to, revision of bylaws and rules and regulations including animal control, parking issues, future projects and developments, existing projects and maintenance issues, etc.

The Condo Board will be looking for new board members and fresh ideas coming the next AGM. Please make an effort to attend and have your say.

We want to keep you, the owners, in the loop with future news letters and have a more convenient way to communicate, so please update us with contact information, ie: your email address's if you have one. We have created a condo board email address; you will find it below.

On behalf of the Condo Board and condo owners we appreciate your cooperation and feedback. Please address any issues in writing or by email to;

Woodland Court Owner's Condominium Plan 752-0358
#51 Woodland Court
Hinton, AB
T7V 1Z7

or by email to: woodlandcourt441@gmail.com

Condominium Board of Directors;

Rita Hindle	780-852-4743	President	
Marg Fester		Treasurer	*(Resigning)*
Melissa Hicks		Secretary	*(Resigning)*
Pat Kynock	780-817-2445	Maintenance	
Samantha Ritchie		Board Member	
Jamie McCardle		Board Member	