The Owner's: Condominium Plan No. 752-0358
#51 - 441 Switzer Drive, Hinton, AB, T7V 1Z7

Greetings WLC Owners, **News Letter Feb 2017**

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Dog issues around Woodland Court have been an ongoing battle for many many years. In the past year alone this topic comes up at nearly every general meeting. It appeared that last spring we had good cooperation with the dog issues, cleanup of doggie doo doo and dogs running around at large, however since the onset of winter and especially after reminders sent out by the board last fall, it appears as if the efforts have gone out the window. We are getting quite a few complaints regarding this issue. A couple of yards in particular, some repeat offenders as well, got to the point with the extreme dog excrements, that we had to call in the town Bylaw officers to pay the offenders a visit. The offenders were issued warnings which will be turned into fines if they do not comply. In the future, offenders will be fined without warnings. Not to mentioned how many times that Woodland Court has requested owners to have their tenants properly registered and their pets; there has been little compliance. A recent spot check has revealed that there are at least 22 dogs residing amongst 2 out of 5 rows of the units. These problems will not be tolerated and has come to the point that owners who rent their units to tenants with dogs who do not comply with the policies and bylaws will be not be allowed to rent to tenants with dogs. In the past, policies have been unanimously voted on not to allow dogs at all. Refer to attached minutes excerpts - and there are many more; and these policies will be enforced for all if owners and tenants do not comply with dog rules and regulations. If you are an owner and you rent your unit to tenants with pet(s), it is your responsibility to ensure that the tenants are made aware of the rules, regulations, bylaws, policies, etc; sign off on the tenant registration form and provide a pet registration form. (Schedule "B" Bylaw #15). The same rules apply to owner occupied units as well.

We still have a few people who are behind on there condo fees. We have asked several times that owners submit post dated cheques for the entire year. A post dated cheque is a cheque that can only be cashed on the date that the check is dated for. If in any event that an owner sells their unit before the year end, the uncashed cheques will be returned. The board is still investigating the possibility of setting up a direct bank payments option.

General Meeting (monthly)

The next general meeting is scheduled for February 2017.
Date and Time will be published in the next news letter

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Please address any issues in writing or preferably by email.

Woodland Court, The Owner's: Condominium Plan No. 752-0358
#51 - 441 Switzer Drive
Hinton, AB
T7V 1Z7 or by email to: **woodlandcourt441@gmail.com**

Condominium Board of Directors;

Rita Hindle	780-852-4743	President	Melissa Hicks	780-223-2225	Secretary
Marg Fester	780-817-2604	Treasurer	Pat Kynock	780-817-2445	Maintenance
Bourke Le Boeuf	780-817-0045	Board Member	Nancy Arseneault	780-315-9356	Board Member
Kristy MacKintosh	780-740-5960	Board member			

WOODLAND COURT CONDOMINIUM ASSOCIATION

Board of Directors special meeting held at 20 Woodland Court
April 6,2003

OLD BUSINESS

- Marg phoned the bylaw officer about evicting the dog in unit [redacted]. The bylaw officer said he would phone the unit owner before we proceeded with our eviction. He stated it was within our right to evict not only the animal but the unit occupier as well.
- Marg also talked to Larry Haynes from the Condominium institute. He said we should request eviction of the tenant by the landlord. We can use the bylaw officer.
- His suggestion was that we update our bylaws with more specific content to animal control.
- Michael thought we should draft a policy and present this at the general meeting. Everyone agreed.
- Handling problem animals will be done as follows
  - A written notice and copy of this procedure to be sent to owner of unit, or tenant and owner in case of renter
  - Second written notice with an appropriate fine if applicable
  - A two week time limited eviction notice of the problem animal
  - Eviction of the tenant or owner
  - These are to be "hand delivered " and "without prejudice"

- Michael made a motion Cathy was to write a letter to unit #[redacted] and give two weeks for them to remove their dog from the unit. Christine seconded. Carried.

WOODLAND COURT CONDOMINIUM ASSOCIATION

Board of Directors meeting held at 42 Woodland Court
July 26, 2005

have granted amnesty to these uninformed owners and owners.

- **EFFECTIVE IMMEDIATELY: *IGNORANCE OF THE LAW IS NOT A VALID EXCUSE. NO NEW DOGS ALLOWED IN WOODLAND COURT***
- Owner's/Tenants are also responsible for cleaning up after their pets on the common property. Dogs and Cats included.
  - 1st offence: written warning
  - 2nd offence: written warning and $50 fine attached to condo fee statement
  - 3rd offence: eviction of offending animal
- This policy was unanimously passed at the Annual General Meeting on May 6, 2003.

WOODLAND COURT CONDOMINIUM ASSOCIATION

MINUTES FOR ANNUAL GENERAL MEETING
JUNE 8, 2004
PEOPLE'S CENTRE

- ***UNFINISHED BUSINESS:***
  - ***Dog control- grandfathering out dogs. Registration for present dogs in units now.- This was discussed with most in agreement that dogs were totally out of control. Dan Rooks Senior made a motion that no new dogs would be allowed into Woodland court and that we would grandfather them out entirely. Seconded by Brandi Rooks. Approve- 15 Disagree – 0 Abstained- yes.***
  - ***All dogs now in Woodland court need to be registered with the present board- those at meeting did so. #16- 2 small black poodle and shitzu #22 Tan sheltie/ terrier cross #23 Malamute #31 Small yorkie- black and brown***

WOODLAND COURT CONDOMINIUM ASSOCIATION

ANNUAL GENERAL MEETING HELD
MAY 13,2002
PEOPLE'S CENTRE (RECREATION CENTRE)

would first be sent out to offenders.

- Dog poop is also another unsightly, unhealthy problem. Several owners not present at the meeting were identified as offenders. It was decided to also send them a letter and give them a chance to comply with the others owner's wishes before reporting their dogs or pursuing eviction.
- Cathy Thomas made a motion we would send letters and give them seven days to clean up, then the by law will be invoked and animal control officer called.
- Lily O'Connor seconded. Carried unanimously.
- Mrs. Rook moved that we add to the letter animals in the common area must be kept on a leash/ or under strict control (heeling to owner) according to the Town bylaw.
- This was seconded by Cathy Thomas. Carried unanimously.

WOODLAND COURT CONDOMINIUM ASSOCIATION

ANNUAL GENERAL MEETING
MAY 6, 2003
PEOPLE'S CENTRE, at 7:30 p.m.

- *Dog control- options of marshals to report and monitor/ or grandfathering and phasing out dogs with monitoring and removal of problem dogs here now.- **discussion was long and hard. Cathy Middelhoek reminded everyone that is was necessary to give good accurate descriptions of the dogs, what units they belonged to, when you saw them- time date and what they were doing.***
- ***The bylaws were discussed, as was calling the bylaw officer.***
- ***Leanne had to leave for another appointment, Bill left at 8:50 as did Ed.***
- ***Suggestions were that people would ask errant dog owners to clean up behind their pets.***
- ***Mrs. Saunders asked if Cathy could make and send out a form that people could use so they would know what information needed to be recorded. Cathy said she would.***
- ***Derek Swain made a motion we set up a 3 phase system***
- ***1. Tenant/ owner would receive a notice of written warning***
- ***2. Second warning of the third step would accompany a $50.00 fine***
- ***3. Eviction of the animal with third offence.***
- ***No time limit would be set for this process.***
- ***This process is for dogs and cats pooping on common property and or running loose without owner in control.***
- ***An advisory letter would be sent out to all renters and owners with June 15, 2003 as commencement date of the 3 step phase.***
- ***Monica Powers seconded. Carried unanimously.***