WoodLand Court

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

Newsletter Dec, 2015

Greetings WLC Owners,

AGM Summary

The Condominium association would like to thank all who turned out to the 2015 AGM. This is a considerable improvement from the past years. Jamie McCardle was the winner of the lottery and has selected the month of January as his condo fee free month.

We would also like to thank past member Marg Fester for her invaluable services above and beyond what she volunteered for over the many years.

Condo board members provide a volunteer service and we appreciate all members for there time and contributions.

We welcome the new comers to the board and wish for a fruitful year to come;

Rita Hindle	780-852-4743	President
Danielle Kopp	780-803-7069	Treasurer
Melissa Hicks	780-223-2225	Secretary
Pat Kynock	780-817-2445	Maintenance Coordinator
Samantha Ritchie	780-817-6654	Board Member
Jamie McCardle	780-817-0169	Board Member
Burke Le Boeuf	780-817-0045	Board Member

****

Issues;

Winter is here: The Condo Board is making the best effort to handle the snow removal of the common area's and control icy situations but please remember that icy conditions can happen overnight and may not get attended to immediately. Contractors may not be available and we do have a limited budget. Please be careful. Sidewalk maintenance within the fenced area of your unit is the condo owner responsibility.

Condo Fees;

As previously mentioned, regretfully, due to the increased cost of projects and premiums, condo fees will be going up effective Jan 1st. Our current yearly expenses exceed our yearly condo fee income and our reserve fund study indicates that the reserve fund will not meet the requirements in the years to come. Total 2015 condo fees is $105,600 and total condo expenses for 2015 to date is $99,178 and this is not inclusive of remaining year expenses and the contribution to the reserve fund.

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

Please drop off or send by mail 12 pre signed, post dated cheques for the upcoming year.

The difference in fees for 2 bedroom units vs 3 bedroom units is based on "Unit Factors". This is a consideration that has been overlooked in previous years. This was discussed at the AGM but for those of you who didn't attend, here is a recap on the "Unit Factors"

Unit factor is a term used in some provinces to represent the proportional share of ownership in the common property allocated to each condominium unit. The unit factor is used to determine an owner's share of monthly contributions or special assessments and may be used as a factor when counting votes at a condominium meeting. In Alberta, the unit factors for all units in a condominium must add up to 10,000. The condominium plan must include a schedule showing the unit factor for each unit. - See more at: **http://www.areahub.ca/Consumers/Condo-Glossary/Unit-Factor.aspx#sthash.29B5kLAD.dpuf**

Woodland Court Unit Factors Schedule:

40 units total 10,000 unit factors:
3 bedroom has 261 unit factors each, Average for 2 bedroom is 233.5 unit factors
8 outside 2 bedroom units have 234 unit factors, 8 inside 2 bedroom units have 233 unit factors
$275 as base for 3 bedroom units, 233.5/261 x $275 = 246.02 rounded up to $250

Total per year $127, 200 (annual increase $21,600)

Parking:

Visitor stalls are ONLY for Visitors, the maximum time of 48 hrs permitted before the vehicle needs to be moved. People needing longer should move to the overflow parking. Please respect other units parking areas. We know it's tight but it is what it is. Cars and Trucks are bigger these days.

General Meeting

The next general meeting is scheduled for 20 Jan 2015 and is to be held at the Coldwell Banker Realty Office Boardroom. If any condo owner would like to attend pls notify the condo board before hand in order to ensure adequate seating. Note: Condo owners are entitled to attend any general meeting the condo board has (with restrictions). As owners you may participate in discussion, comments and suggestion, however only elected condo board members have voting authority on matters.

The Condo General Meeting schedule for 2016 will be the 3rd Wednesday of each month at the Coldwell Banker Realty Office Boardroom at 6:30 pm with the exceptions of July & August and we will send out a news letter prior to each meeting for confirmation and updates.

Condo Board:

We encourage you to use email as email will leave a better paper trail to follow and email communication will permit an ongoing correspondence until an issue is resolved. If you do not have a computer or an email address it's never to late to venture into a new era. There are plenty free email services out there and internet cafe's everywhere. You will probably pay more for the coffee than to use the service. And if you have your own laptop or tablet but no internet access, many establishments offer free internet service. If your looking for a free email service, the more popular choices are:
gmail **(www.gmail.com)** , hotmail **(www.live.com)** , yahoo **(www.yahoo.ca)**

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

Woodland Court Owner's Condominium Plan 752-0358
#51 - 441 Switzer Drive
Hinton, AB
T7V 1Z7

or by email to: **woodlandcourt441@gmail.com**