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

Greetings WLC Owners, **5-May-2019**

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Landlords, Please! forward this info to your tenants as it will directly affect them. If you would like us to send them future newsletters, make sure your tenant registrations are up to date with e-mail addresses for them.

Spring has Sprung ! although it seems Mother Nature may not be entirely sure about this, the snow no longer hides your dog evidence. Keep in mind the back yards, although for the exclusive use of the tenant are considered common property and must be respectfully clean of dog poop and yards kept in a tidy fashion. Dog poop must be cleaned up on a daily basis.

Mark June 7th on the calendar and get ready for **Kick it to the Kurb**. This is an annual event hosted by the Town of Hinton where you can house clean and drag your unwanted items: mattresses, TV's dressers, dishes, boxes of clothes, old movies, X box games, plants, even couches! to the green space immediately in front of the maintenance shed on June 5th, 6th 7th, Anyone can scavenge what they want from this really terrific complex Garage sale! Feel free to scoop up any new treasures and give them a new home! All remaining unwanted items will be picked up by the town on June 8th and hauled to the dump!

Thank you everyone for your cooperation in last years (summer 2018) **Gas Appliance Inspection** initiative. The project ended up with several units needing to replace faulty, dangerous appliances. There are a few units pending to still supply us with an update (proof) of repairs. Nice for all tenants to know that you are not a neighbor of a dangerous appliance. We appreciate the cooperation we received from all the owners! Note: If your furnace is very old and possibly one of the originals, it may be in your best interest to consider a replacement. We have identified that 8 units have pre 1985 furnaces.

The **Parking Lot Striping** will not get any attention now until fall as the contractor is fully booked until then. It was scheduled, rained out, then rescheduled three times last year, and finally weathered out. Hopefully things will roll a bit smoother this year.

The board will decide on the contractor at the next GM to carry out the **Fence Project**. We will be doing the entire complex this summer and it promises to be a huge undertaking for both our volunteer board and the contractor. We will be doing whole unit rows at the same time and will need you to bear with us with the obvious hassles of moving vehicles, and having your backyards secure, ie keep your dogs elsewhere, or inside for the few days while your unit gets new fencing, and please help the project by offering a dog poop free area for the workers to work in. Thank you. We will do our best to let unit owners in on the proposed schedule of activities so it can roll out with as little discomfort to all as is possible. We appreciate all help with this. If there anyone who would like to volunteer for helping with this, please send us an e-mail!

Empty Units - You might all be aware of the unit that froze up this winter as it was left empty and not checked enough. Luckily the damage was confined to the unit only and did not spread to the neighboring units. Keep in mind it is the owners responsibility to have his/her unit checked every 24 hours during cold weather (freezing) months and every 48 hrs during summer months when units are left empty. Water must be turned off in vacant units and the board must be notified if the unit is unoccupied for more than 30 days.

Our Bylaws (# 43,#44) stipulate that **Insurance must Be Carried by Owners** for all improvements and betterments. This also means basements. Please review both our new By laws and your insurance policy. This is important so that if your unit floods and causes damage to your neighbors unit your insurance would cover it rather than you be out of pocket. If you have not previously provided the board with your proof of insurance please e-mail the board a copy of your insurance certificate. We will be following up this request with individual phone calls and e-mails until we have the appropriate information for all units. Please help your board keep up with all the legal requirements.

One final important request; We are trying to determine which unit in each condo block has the **Master Water Valve** for the respective block of units. If your unit houses the master water valve please advise us for our records. This could be extremely important in event of an emergency. Typically this water main should have a copper pipe size of 1 to 1-1/2" and have a large shut off valve in line.

Did you know? 60% of the board lives outside of Hinton, and as far away as Edmonton? !!!! You need not be on the board to help with some of the projects. If you are interested in helping with any of the above projects, or have any thoughts, ideas suggestions you wish to share, or have the board consider, just e-mail us. Any help would be appreciated. Like helping us flyer the affected units prior to their fences coming down or getting the parking lots empty for painting. Organizing a huge complex garage sale? Also check our great web page **www.woodlandcourt.ca** for news and updates in between the newsletters. We do however welcome anyone contemplating sitting on the board to step forward with their support or any questions pertaining to such.

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Please address any issues in writing or preferably by email.

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

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