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On behalf of your 2016/2017 Board of Directors, I would like to welcome spring to the Wedgewoods & to thank all owners for their patience & support over the past months of building maintenance & flood mitigation efforts. All of us look forward to the day when all of this work is completed, & our property is returned to the beautiful home that we remember. For those owners whom were not present at the AGM on February 11, 2016, at which time your current Board of Directors were elected, we thought that we would take this opportunity to provide residents with a brief bio of each board member.

Kathryn Hatch

Presently the 2016 / 2017 Board includes:

Kathryn Hatch - Chairman

Kathryn moved to the Wedgewoods in 2008. She has a background in insurance & risk management & has worked in the insurance industry for 20 years, with the previous 5 years spent as an underwriting supervisor, leading a team of underwriters. Kathryn has been an active member of the Wedgewood's Board of Directors since March 2014 as Chairman. In her spare time, Kathryn enjoys cycling, hiking and snowshoeing.

April Shand - Vice Chair

April is a born & raised Calgarian, moved to Edmonton in 2010 for work until returning back home to Calgary in Nov. 2015 when she bought & moved into the Wedgewoods. An avid golfer whose home course is Elbow Springs Golf Course, April also enjoys hiking & loves heading to the mountains for day hikes with her family. Owning a home in San Tan Valley AZ she goes down as often possible. April's career is in Human Resources with the last decade spent as a Vice President of HR. She joined the Wedgewood's Board in February 2016.

Tyson Harper - Treasurer

Tyson's wife Kristin purchased in the Wedgewoods in 2008 & they now live offsite. Tyson is a licensed professional engineer in Alberta & has worked in the power utility industry since 2005 working on large construction projects on the transmission grid in Alberta & also in Saskatchewan where he's from. When he has free time between work & the Wedgewood's Board, he & Kristin enjoy travelling & working on the personal financial company they have just started. Tyson joined the Wedgewood's Board in September 2014.

Brenda Belcher – Villa Rep

Brenda & her husband Dave moved to the Wedgewoods in 2011. For more than 25 years, Brenda has worked in marketing & brings her inquisitive nature & strong communication skills to the table. In her spare time you can find Brenda volunteering as a Docent at the Calgary Zoo. Brenda has been an active member of the Board since March 2014, was Board Secretary for almost 2 years & is currently the website administrator & villa rep.

Paul Hodges - Director

Coming from Ireland Paul graduated as an Industrial Engineer & worked in the gas production & delivery industry. He moved to Calgary in the late 70's with his wife Trish & daughter Lisa. Paul taught at SAIT polytechnic for 14 years. He spent 20 years in the travel & tourism industry. For the past 5 years Paul has enjoyed his career working for bylaw enforcement with the City. He has recently assumed the position of President of the NDHA. Paul joined the Wedgewood's Board in 2014.

Allan Guty - Director

Allan was born & raised in Ottawa. He has been a resident of Calgary for over 20 years which almost qualifies him as a natural born Calgarian. Allan moved into the Wedgewoods in 2009. He spends his free time skiing & enjoying time with his wife Jelena & their three children. Allan is a lawyer who practices almost exclusively in the area of business litigation & has been a member of the Law Society of Alberta since 1995. Allan joined the Wedgewood's Board in February 2016.

DID YOU KNOW?

THE BIG DUMPSTER is coming during the last weekend in May.



Exorcise yourself of those large no longer loved items BUT please exercise dumpster etiquette – no offerings to the deities outside the bin, break down deposits & stack skillfully to allow room for everyone.

COMPACTORS are fun & easy to use.



They reduce garbage volume by 50% - do the math: one compactor bin holds the equivalent of two open bins. Greater use will reduce your annual garbage costs. If you need to master “compactor use 101,” please ask. Open bins are available for items such as cat litter which cannot be placed in the compactor.



PARKADE STALLS – Restrictive Covenants are registered on stall titles restricting occupancy to a vehicle & a storage cage which is reflected in the Parkade Use & Storage Policy. Your neighbors will be grateful if you avoid “stall hoarding.” If you have an unused or underutilized storage cage, there is opportunity to rent it out or allow another owner to use it. Post its availability on a notice board. Please clean up oil stains.



BALCONIES – The bylaws allow a barbecue & patio furniture on a balcony & the Corporation, by Board decision, allows potted plants & seasonal lighting. Christmas is long gone, & so should be the candy canes & Christmas lights. Summer fairy lighting is appropriate at this time of year, but please turn off all balcony lighting before retiring for the night.

RENTAL SUITES – The Condominium Property Act allows the Corporation to collect a deposit equal to one month's rent to be used if a tenant causes damage to common property, or behaves in a manner which attracts a fine. In 2007, the Corporation decided to hold a \$1,000 deposit for each rented suite payable by the Owner, not the tenant. Owners of rental suits who have not paid the deposit will be receiving an invoice. A Notice of Intention to Rent & signed Tenant Undertaking should be filed.



CONTACT INFORMATION is extremely useful in the case of emergencies. When first responders attend in the middle of the night & can't contact residents, they may have to break down the custom door which will cost the owner about \$1,600. When a water leak is active, & the relevant resident's details are unknown, a locksmith must be used to gain access at the owner's cost. Please ensure your information on the owners list is current.

FLOOD MITIGATION PROJECTS – The vent upgrades will be completed by mid May & the berm's completion target is mid June but entirely weather dependant.



EMERGENCY PREPAREDNESS – Each resident should have a personal plan in case of evacuation & an easy to carry 72 hour emergency kit including bottled water, non perishable food, mechanical can opener, flashlight, radio, batteries, first aid kit, prescription medicine, extra suite & car keys, cash, etc. for the first 3 days. The City of Calgary has available Emergency Preparedness resources on their website.

Submitted by SOC Management



NEW DISCOVERY HOMEOWNERS' ASSOCIATION DISCOVERY RIDGE COMMUNITY ASSOCIATION

New Discovery Homeowners' Association (NDHA) is a community-run, non-profit organization responsible for maintaining green spaces in Discovery Ridge. The association is managed by residents of Discovery Ridge who volunteer their time & talents for the betterment of the community.

NDHA maintains the 2 waterfalls, the extensive parkland within Discovery Ridge, as well as the trees, grass & flowerbeds in the road medians. **Griffith Woods, its pathways & the adjacent parking lot are maintained by The City of Calgary.**

Payment of the Association fee assessed to your property is a legal requirement & is secured by way of an Encumbrance registered by the NDHA at AB Land Titles on title of residential properties in Discovery Ridge. Visit <http://www.ndha.ca> to find lots of information, including an on-line link to pay annual fees.

The NDHA is separate from the [Discovery Ridge Community Association](#) (DRCA). The Community Association has a number of responsibilities related to enhancing a family-oriented lifestyle & the value of our homes & community. These include the community newsletter, annual gala, family barbecue, transportation, community facilities & environmental issues. **These associations work together to ensure that community concerns are managed efficiently & effectively.**

The DRCA exists to represent the community of Discovery Ridge & it's residents for all matters not under the NDHA umbrella. An elected Board of Directors oversees the Community Association. DRCA is run entirely by volunteer residents of Discovery Ridge & has a Board of Directors with numerous Sub-Committees in place to oversee the daily functions of our community.

Sub-Committees:

- | | | |
|------------------|-----------------------|-------------|
| • Communications | • Recreation Facility | • Traffic |
| • Fundraising | • Safety & Security | • Ring Road |
| • Membership | • Social Events | |

For more information visit <http://discoveryridge.com>. Find out how memberships work & what they pay for in Discovery Ridge, such as:

- | | |
|------------------------------|--|
| Special Events; | stampede breakfast, fall fun run, galas, children's christmas events, etc. |
| Recreation Facility Support; | providing the means to manage/maintain the ice rink & tennis courts. |
| Communications; | Ridge Review newsletter, website, Facebook, member only email, mail-outs, etc. |

Priority Access; to tennis registrations & other occasional member-only privileges.

DRCA provides a collective voice to The City of Calgary. The City takes note of the number of resident members of DRCA when being lobbied for community related concerns such as traffic, zoning, residential developments surrounding the community, etc.

Upcoming Events in Discovery Ridge & The Wedgewoods

More information on these events will follow as it becomes available.

THE WEDGEWOODS BERM CONSTRUCTION FINAL PHASE:

- Mondays - Fridays between 8am & 5pm
Work recommenced 19th April & will be ongoing until completion. We hope Mother Nature will be kind as this work is 100% weather dependent.
Completion should be some time in June if everything goes according to plan!

THE WEDGEWOODS MECHANICAL VENT UPGRADES:

- This work is almost complete! All that remains is the stucco work which will commence 2nd May if mother nature cooperates & we have mild overnight temperatures.

SAVE THE DATE:

- **DISCOVERY RIDGE RESIDENTIAL COMMUNITY GARAGE SALES**
Saturday 28th May (watch the DRCA website for updates)
- **DISCOVERY RIDGE COMMUNITY ASSOCIATION ANNUAL COMMUNITY CLEAN - UP**
Sunday 29th May (watch the DRCA website for updates)
- **THE WEDGEWOODS ANNUAL CLEAN - UP**
28th - 29th May weekend. We plan to dovetail DRCA's clean-up & intend to rent a construction bin over that weekend. Residents will be invited to drop unwanted items in the bin. Larger items can be taken to the Discovery Ridge bins on the Sunday. Watch the Wedgewoods website & message boards for updates.
- **THE WEDGEWOODS ANNUAL BBQ**
Saturday 18th June to coincide with the City of Calgary Neighbours Day.
(watch the Wedgewoods website for updates)
- **DISCOVERY RIDGE COMMUNITY ASSOCIATION ANNUAL STAMPEDE BREAKFAST**
Sunday 19th June (watch the DRCA website for updates)

Be a Good Neighbour:

Altercations with neighbours can make life unpleasant. Taking the time to establish good relationships has numerous benefits for all. Wedgewoods will be a friendlier, safer & a more comfortable place to live if residents are good neighbors. These courtesies also apply to our guests & we need your help sending the message.



WAYS TO BE A GOOD NEIGHBOUR ARE EASY!

- Make an effort to introduce yourself to new residents.
- Consider different lifestyles & how your actions may affect them; a neighbour may work shift work, have a new baby, or be ill.
- Be responsible for your pets on walks & when they are to be left alone, neighbours feel sorry for howling & whining dogs.
- Be aware of your surroundings & report irregular activity if you see it.
- Be aware of shared walls, sound carries more than you may realize.
- Sound through floors & ceilings can be disruptive to those below or above you, even for example the droning of a bathroom fan.

- Also try to avoid overly loud conversations in the guest parking areas, this is an imposition to other residents.
- When windows are open, or you are on your balcony, please use a quiet voice. Not everyone should be privy to your private conversations.
- Position your BBQ so smoke & smells are less likely to prompt your neighbours inviting themselves over for dinner.
- Smokers should be respectful of their surroundings, open windows & smoking on balconies allows smoke to waft into other units & onto their balconies.
- Practice parking etiquette by not blocking driveways or fellow parkers.

- Be considerate of your vehicle's noise & headlights as you come & go during early mornings & nights.
- Remember vehicles & motorcycles in guest parking should not be revving engines or left idling.
- Think about the residents whose suites open onto the front of the Chateaux as you & your guests come & go, no matter the time of day.
- Keep your balcony clean & tidy, with only patio furniture, a natural gas barbecue & potted plants on it so as not to attract unwanted critters.

- Put rubbish/recyclables in the garbage house, not stored on your balcony or in your designated parking stall.
- Let your neighbours know if you are going to have an event & remind your guests to be considerate while arriving & departing.
- Communicate with your neighbours when something you are planning to do may affect them & make plans to minimize the disruption.
- Offer to lend a hand, your neighbor will likely do the same for you.

**ADHERE TO THE BY-LAWS, RESPECT QUIET TIME,
REMEMBER CONTRACTORS CAN ONLY WORK DURING APPROVED TIMES
& MOVES / DELIVERIES ARE WELCOMED FROM MONDAY TO SATURDAY.**



**PLEASE REMEMBER WHEN YOU ARE OUT IN THE COMMUNITY,
WE ALL SHARE THE RESPONSIBILITY OF CARING FOR DISCOVERY RIDGE.
BE A GOOD NEIGHBOUR &
LEAVE YOUR FOOTPRINTS ON THE SIDEWALK.**

Fire Prevention:

FIRE PREVENTION is critical & we must take precautions to prevent potentially harmful fires. Be proactive, reduce the cause of fires & their potential damage.

Given the current level of dryness throughout the city & province we all need to be aware of **FIRE PREVENTION**. We must protect ourselves, our property & the woods that surround our complex by exercising extreme caution & safety.

Sadly, we have some residents throwing cigarette ashes & butts over their balcony. In some cases the cigarettes are still burning.

WE CANNOT STRESS ENOUGH THAT THIS IS A SEVERE FIRE HAZARD.

The Wedgewood's are surrounded by forest, with deadwood & dry grass, which can go up in flames in minutes. This places all residents in grave danger as the fire would inevitably spread to all buildings & neighbouring homes.



- If you or your visitors are smokers, leave a suitable container or a can filled with water on your balcony to dispose of cigarette butts.
- Be cautious when using natural gas BBQ's, flames can get out of hand & cause fire to spread to other items on your balconies or decks. Never leave your BBQ unsupervised.
- Burning candles for ambiance in the evenings or used to reduce insects are just as likely to cause fires if left unattended or not placed in a safe container.



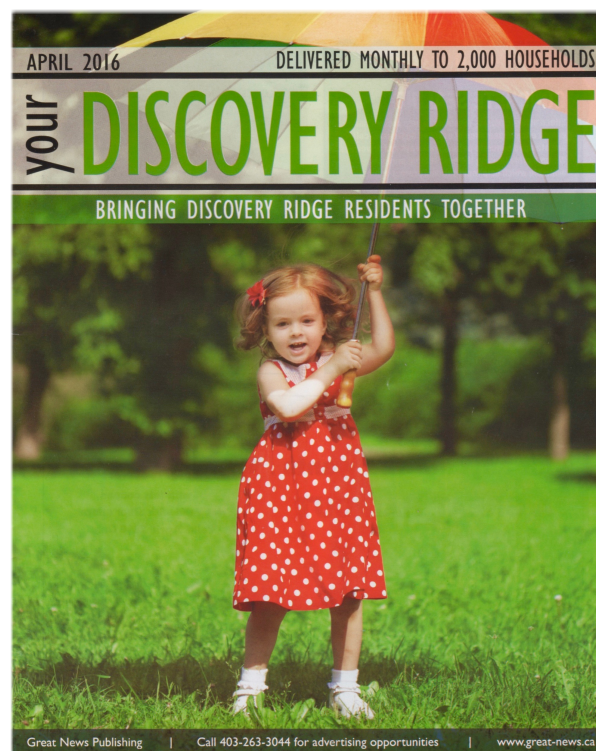
**PLEASE EXERCISE CAUTION & ALLOW COMMON SENSE TO PREVAIL.
FAMILIARIZE YOURSELVES WITH YOUR CLOSEST EXITS
& FIRE EXTINGUISHERS.**

**IF YOU HEAR THE FIRE ALARMS EVACUATE & ASK QUESTIONS LATER.
IF YOU SMELL SMOKE, CALL 911.**

BE AN INFORMED PET OWNER

The most recent edition of Your Discovery Ridge published the enclosed article. We could not have said it better! This message needs to be heard not only in & around Calgary, but in particular in our community of Discovery Ridge and within our Village @ The Wedgewoods. I know you are reminded regularly to be responsible pet owners, this is one good example of why pet waste is a matter of extreme concern.

Please help keep our environment



**The Board of Directors have spent considerable time updating our Pet Policy.
The revised policy has been posted on the website &
bulletin boards throughout the complex.**

PLEASE BE AWARE IT WILL BECOME EFFECTIVE 1ST MAY

IN & AROUND CALGARY



The scoop on dog poop

With 150 public off-leash areas and over 100,000 dogs in our city, it's clear Calgarians love their canine companions. What isn't to love is the stinky situation that's left behind when owners don't pick up after their pets.

Cleaning up your dog's waste is part of being a responsible pet owner and helps keep our yards, parks and off-leash areas safe and healthy.

Here are five facts you may not know about doggy doo-doo:

1. It's classified as a hazardous pollutant. It's in the same category as toxic chemicals!
2. It's crawling with E. coli and roundworm larvae which, if ingested by humans or dogs, can lead to brain, eye, and other organ damage.
3. It's not a good fertilizer. Its high nutrient content is toxic to lawns and will create "hot spots" causing the grass to burn and discolour.
4. It doesn't absorb into the soil, so the risk of spreading its harmful effects can linger for years!
5. It attracts mice, coyotes and other wildlife that consider it a delicious snack.

Keeping our city pet-waste free is easy, if we all do our part. Always carry pet waste bags with you when you walk your dog, and pick up and properly dispose of your pet's waste as soon as possible.

To learn more about the importance of picking up after your pet, check out our P.U.P.P.Y. (Pick Up Pooch's Poo Yourself) program at calgary.ca/puppy.

Trusted Trades Update:

We are happy to provide some contact information for contractors used by the Corporation. We cannot guarantee the work of any contractor or service company, but understand it can be a challenge knowing who to contact for in suite maintenance or small jobs.

If you so choose, feel free to contact any of these trades:



In Suite Heating Issues:

call SOC @ 587-439-5900 for an initial assessment.



Plumbing Problems:

Chisholm Industries @ 403-279-7868 (after hours follow the prompts)



Drain Cleaning:

Drain Doctor @ 403-243-3490 to schedule an appointment for drain cleaning. If a plumbing emergency, call SOC first.



Electrical:

Nose Creek Electrical @ 403-516-1984 for installation of light fixtures, fans, plugs & breakers. If you are experiencing an electrical fire, all 911.



Carpet Cleaning:

European Carpet Cleaning / Cody @ 587-700-6757



Window Washing:

Windows and More @ 403-461-3861



Storage Cages:

Associated Welding / Martin @ 403-369-0646



Keys:

Calgary Lock and Safe @ 403-250-5698

**This list is current & updated from the list posted in the
Autumn 2015 Newsletter.**

Reminder of the Garbage House Protocol:

Please respect the importance of garbage disposal, recycling & other unwanted items. Recycling BIN misuse means everything in that particular BIN must go to landfill. Do your part & sort your materials.

GREEN BINS: flattened corrugated cardboard is to be placed in these metal bins.

TRASH COMPACTOR: bagged household waste, no hazardous waste, pet waste or diapers.

LARGE BLUE METAL BINS: garbage items that cannot be placed in the compactor.

CAGED BIN: electrical recycling only.

LARGE BLUE CARTS: loose recycling / this is a full list of acceptable items

Paper products

- Cardboard boxes flattened (cereal boxes, pizza boxes, tissue boxes, paper towel & toilet paper tubes), Catalogues & magazines, Newspapers & flyers, Mixed paper, Letters, Envelopes/window envelopes, Greeting cards, Brochures, Non-foil gift wrap, Paper bags, Telephone books & paperback books & Tetra Pak soup & beverage cartons.
- Shredded paper (in tied transparent plastic bags).

Plastic jugs, bottles & food containers

- Clean plastic jugs, bottles & food containers/lids with the recycle symbol 1-7 (foam cups, food containers or packaging are not accepted even if they have a recycle stamp or symbol),

- Plastic bags, plastic wrap, bubble wrap (bundle all plastic bags, plastic wrap & bubble wrap into one plastic bag & tie closed).

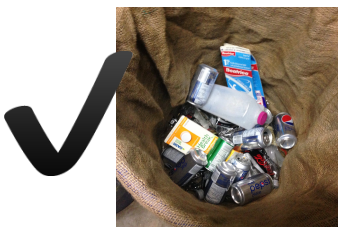
Which plastic bags are recyclable?

- If plastic stretches (like a grocery bag) it's recyclable; if it crinkles (like a cereal box liner), it's not recyclable.

Metal food cans & foil

- clean food cans flattened, metal lids washed & clean aluminum foil, aluminum foil plates & containers.

If you have more recycling than will fit in our carts please do not place it on the floor or put it in garbage bins, consider saving it until your next visit to the garbage house.



BURLAP LINED BINS: refundable beverage containers & clean glass jars/bottles (no lids)



HAZARDOUS WASTE DISPOSAL IS NOT ACCEPTED IN ANY FORM:

batteries, appliances, liquids, chemicals, tires, etc. must be taken to the land fill.

Large furniture is not accepted & if left will be charged back to the owner.

For disposal of items we are unable to take you can reference

What Goes Where on the City of Calgary's website.

<http://www.calgary.ca/UEP/WRS/Pages/What-goes-where/Default.aspx>

VISITOR PARKING POLICY & PROCEDURE

The surface lot on the Wedgewoods Common Property is designated as Visitor Parking & is for the use of authorized guests/service personnel of residents of the Wedgewoods. It is also provided for use by service personnel performing work on the Common Property at the Corporation's request. The following procedure for the use of visitor parking stalls ("stalls") by residents' guests/service personnel will facilitate the availability & shared use of the stalls, will promote the fair & equitable use of the stalls, & will allow enforcement in instances of unauthorized use of the stalls.

1 **Guests/service personnel ("Guests") of residents may use stalls.**

2 Residents shall ONLY use stalls for temporary activities such as mail pick up & grocery delivery.

3 **Overnight guests must display a valid visitor parking permit ("permit") at all times & follow instructions on the back of the permit.**



4 Each suite is allowed to purchase only one permit. The permit is registered to the suite on the Owners List.

5 The permit can be purchased only by an Owner of a suite & only upon an Owner updating details of all vehicles owned/used by the residents of the suite.

6 The cost of the permit is \$20.00 & is owned by the Owner. If ownership of the suite changes, the seller of the suite may sell/transfer the permit to the new Owner upon the new Owner updating vehicle details as per #5 above.

7 If the permit is used in an unauthorized manner, the permit will be cancelled, the Owner notified of such cancellation & another permit is not available for purchase for three months from the date of cancellation.

8 If the permit is cancelled for unauthorized use, a replacement permit may be purchased for \$100.00 after three months has elapsed.

9 If the permit is lost, the lost permit will be cancelled & if subsequently used, the vehicle using it will be ticketed & towed. A lost permit may be replaced immediately by purchasing another permit for \$50.00.

10 The permit shall be used no more than four (4) times each calendar month between the hours of 2 am to 5 am. The permit number & the license-plate number will be logged. If a different permit is used for the same vehicle, that vehicle will be deemed unauthorized, ticketed & towed by the Calgary Parking Authority & both permits will be cancelled.

11 Any vehicle parked in a stall between 2 am & 5 am in an unauthorized manner, which includes but may not be limited to no permit displayed, owned by a resident, and/or parked more than 4 times per calendar month, will be ticketed & towed by the Calgary Parking Authority without exception.

12 If a resident has extenuating circumstances which may affect a guest's potential length of stay, email onsitemanager@wedgewoods.ca. Written permission via email must be received. Security will have a copy.

Be Road Aware:

The Autumn 2015 Newsletter posted an article on Road Awareness, Road Responsibility & Road Safety. I would suggest that many of our resident drivers & guests to the Wedgewoods need reminding of safety issues.

PLEASE REVIEW THE ARTICLE IN FULL, BUT HERE ARE SOME BULLET POINTS THAT REALLY NEED EVERYONES IMMEDIATE ATTENTION:

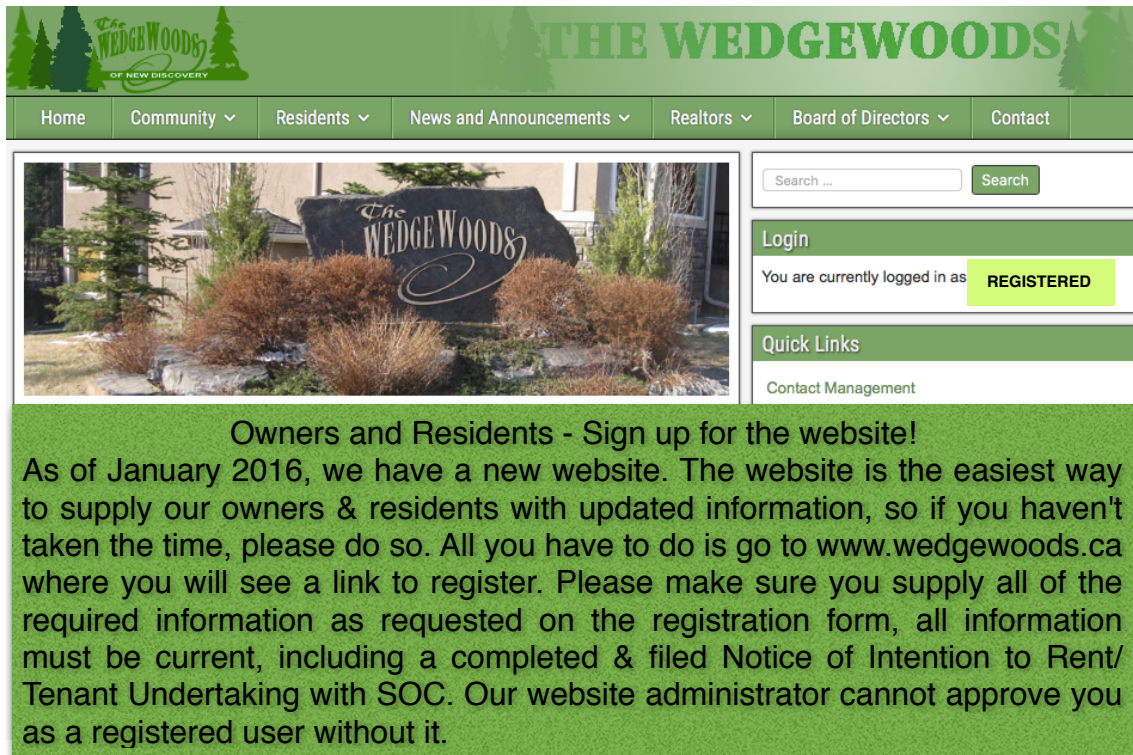
- Speeding through the parkades is excessive.
- Not stopping at the stop sign at the exit from the complex is dangerous.
- Speeding through the playground zone on Discovery Ridge Lane in both directions is both illegal & dangerous.
- Not stopping at the stop sign at the end of Discovery Ridge Lane is unsafe.
- Not yielding for pedestrians at intersections & crosswalks places everyone at high risk.
- Speeding through the visitor parking lot is placing pedestrians, their pets, as well as other motorists at risk.

THESE ARE THE POSTED SPEED LIMITS IN DISCOVERY RIDGE & IN THE WEDGEWOODS COMPLEX:

- **60 Km.** **Discovery Ridge Blvd SW** is our entry/exit onto Glenmore Trail / Highway 8
- **50 Km.** As soon as you pass thru the traffic circle when entering Discovery Ridge the speed limit changes & Discover Ridge Blvd. becomes a single lane
- **30 Km.** **Discovery Ridge Lane SW** is the road that brings you home & runs adjacent to the playground making it a **PLAYGROUND ZONE**
- **10 Km.** As you turn into the condos on **Discovery Ridge Close SW** slow down & drive cautiously, this posted speed includes the surface lots & all of the parkades.



The Wedgewoods Website:



Owners and Residents - Sign up for the website!

As of January 2016, we have a new website. The website is the easiest way to supply our owners & residents with updated information, so if you haven't taken the time, please do so. All you have to do is go to www.wedgewoods.ca where you will see a link to register. Please make sure you supply all of the required information as requested on the registration form, all information must be current, including a completed & filed Notice of Intention to Rent/Tenant Undertaking with SOC. Our website administrator cannot approve you as a registered user without it.

Message from the Newsletter Publisher:

- To those that may be new to The Wedge, (my pet name for The Wedgewoods) let me introduce myself. I have lived in Chateau 10 for 7+ years & became involved with the creation of the Village News last year. The 1st edition was the Summer 2015.
- This is a quarterly publication & I hope this year will see more resident involvement. The plan is for the newsletter to provide content that residents would like to see. In order to work toward this goal I need your input. What do you want to see in the Village News? Are you interested in being part of the newsletter team?
- Some residents have asked the newsletter to mention organizing informal social events; such as card games, book clubs, walking groups & coffee corners. Great idea! Certainly a nice way for new & current residents to get to know each other. Is there someone that would like to explore getting some of these ideas to fruition? You could have your own section in the newsletter :-)
- Thanks to those that have given me ideas, support & lots of coffee as I've worked on the Village News. Next edition will be a Summer newsletter. I welcome your thoughts & ideas, please email me at newsletter@wedgewoods.ca.



"The Wedge is a great place to live!"

KHMackie