



Glamis Terrace Newsletter

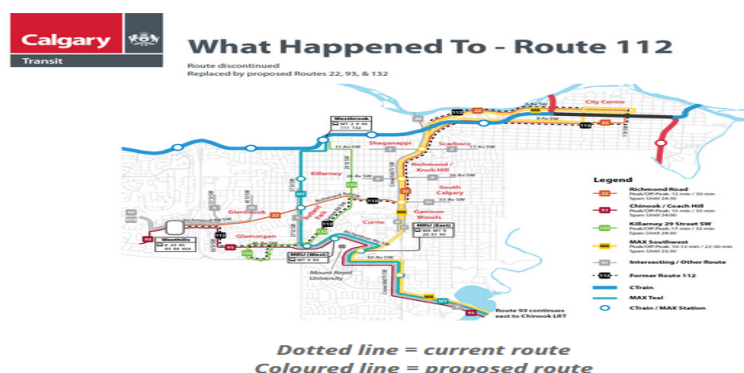
Spring 2019

Proposed Changes To Bus Route 112

Many residents of Glamis Terrace rely on the Calgary Transit Route 112 for their daily commute to and from the downtown area. From time to time, Calgary Transit review their routes and propose changes which **they believe** better serve passengers.

CTS is proposing to discontinue direct access to downtown via Route 112 and replace it with Routes 22, 93, 132. Specifically, Route 93 on 46th Avenue will deliver passengers to the Chinook LRT Station, Route 132 on 45th Street will deliver passengers to, the Westbrook LRT Station, and Route 22 will provide direct access to downtown via Richmond Road.

What this means to Glamis Terrace residents is that there will be **no direct access to downtown Calgary** without walking a considerable distance. To find out more about the proposed changes and voice your opinion, visit the Calgary Transit Review website at <https://engage.calgary.ca/routereview> or click on the image below.



ANOUNCEMENT 2019 Annual General Meeting

The 2019 Glamis Terrace Annual General Meeting (AGM), has been scheduled for Wednesday June 12th, 2019.

As in previous years, it will be held at the Glamorgan Community Centre from 7:00 - 9:00 PM. The Glamorgan Community Centre is located at 4207 41 Ave SW.

Prior to the meeting, unit owners will receive a Pre-AGM package including a proxy form allowing the Board to vote on your behalf. Should you not be able to attend, please sign and return the Proxy immediately.

The Board encourages everyone to attend the AGM as it provides an opportunity to hear about new initiatives, voice your opinions, and meet some of your neighbors.

Changes To The Alberta Condominium Act



After many months of discussion and deliberation, the Province of Alberta has announced changes to the Alberta Condominium Property Act, some of which will take effect on July 1, 2019, and

the remainder taking effect on January 1, 2020.

The changes have been implemented to further protect the condominium owner by setting higher standards of transparency to which Condominium Boards must adhere.

Following is an overview of some of the amendments made to the Act:

Record Keeping

The Corporation must retain a greater number of documents for longer periods of time. Any owner can request any copy the Corporation's records.

Documentation Fees

Except for rush requests and estoppels which can be billed at \$100, documentation requests are capped at a maximum of \$10 per document.

Annual General Meetings

Minutes from the previous year's meeting must be included in AGM notifications. In addition, a "Save The Date" notice must be sent to the owners at least 60 days prior to the AGM. Minutes from the AGM must be

provided to the owners within 30 days after the meeting date.

Reserve Fund Studies

Reserve Fund Studies include more stringent requirements and must be completed by a certified reserve fund planner, professional architect, engineer or technologist. That company or individual must not in anyway be associated with the Corporation, Management Company, or the Board.

Proxies

Proxies must comply with new requirements and are only valid for a 6-month period. Further, an employee of the management company cannot hold a proxy.

By-Law Infraction Fines

The Corporation must serve a warning with a deadline date prior to issuing a sanction. In the case of a tenancy, sanctions must be issued to the tenant with a copy going to the owner. Fines will be capped at \$200 for the first offense and \$500 for subsequent offences.

Chargebacks

The Board will not have the ability to collect a fine by placing a caveat on a unit, however, they will be able to place caveats for damages caused to the Corporation by an owner.

Special Levies

A Special Levy is only permitted for specific purposes such as unexpected maintenance, shortfalls in the operating account and judgements.

WARNING: Clothes Dryer Vents May Be A Fire Hazard

Whether you use an electric or gas clothes dryer, lint will accumulate. Lint builds up in the lint trap and inside the dryer vent and ductwork, reducing air flow and drying efficiency. Lint can cause humidity levels to rise around vents causing mildew and mold to develop in walls and insulation. But most important: **Lint is combustible. Lint causes fires!**

Dryer vents should be cleaned at least once a year, inside your unit where it attaches to the dryer, and the exterior vent on the outside of the unit. Although it is possible to remove the lint yourself, it is highly recommended that they be cleaned by a professional. Most vent and duct cleaning companies offer a dryer vent cleaning service. They have the tools and equipment to ensure that the job is done right!

Although we cannot endorse a specific contractor, Mike Guylas at Bluestream Services has offered to provide a special rate for residents of Glamis Terrace. Mike can be reached at 403-472-7991. Make sure you identify yourself as a resident of Glamis Terrace.



FRONT YARD WATERING

Watering the grassy areas in front of most units in the Glamis Terrace complex, is the responsibility of the owners and /or tenants.

Every year Personal Touch Landscaping applies fertilizer to these areas; however, most residents neglect watering. As a result, the grass is dry, brown, and detracts from the appearance of the complex.

Let's all chip in and make Glamis Terrace look the best it can. Green, luscious front lawns are the difference between a good looking complex and a **Great Looking Complex!**

SPRING WALK ABOUT

On April 25th members of the Board will be performing a physical inspection of the complex in order to identify any deficiencies in need of repair and to plan for any major future projects.

Please complete the 2019 Glamis Terrace Walk form which was left in your mailbox and return to Unit 182 not later than April 18th, 2019. This will help us compile a list of issues to be addressed.

LANDSCAPING AND PRUNING

We have again contracted Personal Touch to provide our landscaping services. They have scheduled our complex for Tuesday mornings and plan on arriving between 8:00 and 9:00 AM. They have completed gravel clean up on the roadway, and the initial spring clean up. In addition, Tomren's Tree Service completed tree pruning earlier this year.

ATTIC INSULATION

At the last AGM, we mentioned that ice damming had occurred in a number of units as a result of inadequate insulation being used at the time the complex was built.

The most visible signs of ice damming are the formation of long icicles hanging from the eave troughs, and the primary cause is heat in the attic resulting from poor insulation or no insulation.

The Efficiency Alberta rebate program is still available and Mike Guylas at Bluestream Services has offered to honour his special pricing throughout the summer. He can be reached at 403-472-7991.



SPEED LIMIT

The posted speed limit on the sign at the front entrance for the complex is 15km/hr. Adhering to the speed limit is especially important in the spring and summer as more children are at play, and more people are walking

outdoors.

PARKING

All vehicles, including visitors, must be parked in your driveway or either on Glamis Drive or 50th Street. The City of Calgary Parking authority patrols our complex and vehicles illegally parked will be ticketed and or towed.

AIR CONITIONERS AND DECKS

Just a quick reminder that **installation of air conditioners and backyard decks requires the prior approval of the Board.** Please send your request for approvals to FirstService Residential at the email address below.

DESIGNATED WALKWAYS

The common areas on the east end of the complex between Units 180 & 178, and 170 & 168 are not designated walkways. Stick to the roadway and designated walking paths when walking through the complex.

Meet FirstService Residential



In the fall of 2018, we invited several property management companies to make a presentation to the Board and provide a quotation for services. We made this decision in an effort to keep costs in check and ensure top notch service to the residents of Glamis Terrace.

After much deliberation, we awarded the contract to FirstService Residential, the largest residential property management company in North America. Their professionalism, commitment to service, competitive pricing, and forward thinking was far beyond the other bidders.

To date, they have exceeded our expectations, and we feel strongly that they will continue help us make Glamis Terrace a great place to live.

Connect Residential Portal

FirstService Residential have recently launched an online portal available to all resident of Glamis Terrace called FirstService Connect. This tremendous system can be accessed 24/7 and is available on desktop computers, tablets, and smartphones. Other benefits include:

- The ability to instantly communicate with the FirstService management team
- Access to all downloadable forms, documents and newsletters
- The opportunity to stay up-to-date on happenings within your community through a new community calendar
- A single login across all device for all your online needs
- Access to an FAQ section with answers to your most common resident questions
- Up-to-date security and strict privacy settings to give you the highest level of protection

Registering Is Easy

Click on the link below which will take you to the FirstService Connect site. Scroll down the page until you see the "Register". Click on it and follow the instructions.

<https://glamisterrace.connectresident.com>

To be taken to the mobile app stores follow the links below:

Android App [Click Here!](#)

Apple App [Click Here!](#)

Don't wait! Register today to start taking advantage of all that FirstService Residential Connect has to offer.

Please forward any concerns or issues to Cassie Henderson, our new consultant at FirstService Residential. Her mail address is cassie.henderson@fsresidential.com

For any other questions that are non-financial or NOT related to the condominium corporation, please send an email to glamistcboard@gmail.com

Join the [Glamis Terrace Facebook Group here](#) It's a great place to find out what's going on in the community, share tidbits of information, and get to know your neighbors. Once on the page, click on "Join Group", and you will receive a notification when you are accepted into this closed community.

Spring Asparagus and Cheese Tart (Courtesy of Anita's Kitchen)

This excellent spring recipe is ideal as an appetizer, and a great accompaniment for breakfast or brunch.

Ingredients

- 3/4 pounds asparagus trimmed
- 1 sheet frozen puffed pastry thawed in fridge
- All purpose flour for dusting
- 1 cup fontina cheese (3 ounces)
- 1 cup Gruyere Cheese (3 ounces)
- 1 tablespoon minced shallot
- 2 large egg yolks
- 3 tablespoons whole milk
- 1/8 teaspoon freshly grated nutmeg
- Kosher salt and ground pepper
- 2 teaspoons extra-virgin olive oil
- 1/2 teaspoon grated lemon zest
- 1/4 Cup frozen peas (optional)

Instructions

1. Fill a large bowl with ice water. Bring 1 inch of water to a boil in a large skillet. Add the asparagus and cook until bright green and crispy tender, 2-5 minutes depending on the thickness of the asparagus. Transfer to ice water, drain and pat dry. Preheat the oven to 400 degrees F.
2. Roll out the pastry into a 10 x 16-inch rectangle on a floured surface. Transfer to a parchment lined baking sheet and prick all over with a fork. Bake about 12 minutes until light golden brown. Let cool slightly on baking sheet.
3. Meanwhile, mix the fontina cheese, shallot, egg yolks, milk, nutmeg, and a pinch of salt and pepper in a bowl until combined. Spread the cheese mixture gently over the puff pastry, leaving a 1-inch border on all sides. Toss the asparagus with the olive oil, 1/4 teaspoon salt, and pepper to taste. Arrange the asparagus on the tart and bake until the cheese mixture is slightly puffy, 15 to 20 minutes. Sprinkle with the lemon zest. Serve warm or at room temperature.
4. Serve immediately.



Better Watch Your Butt!

For the smokers out there...

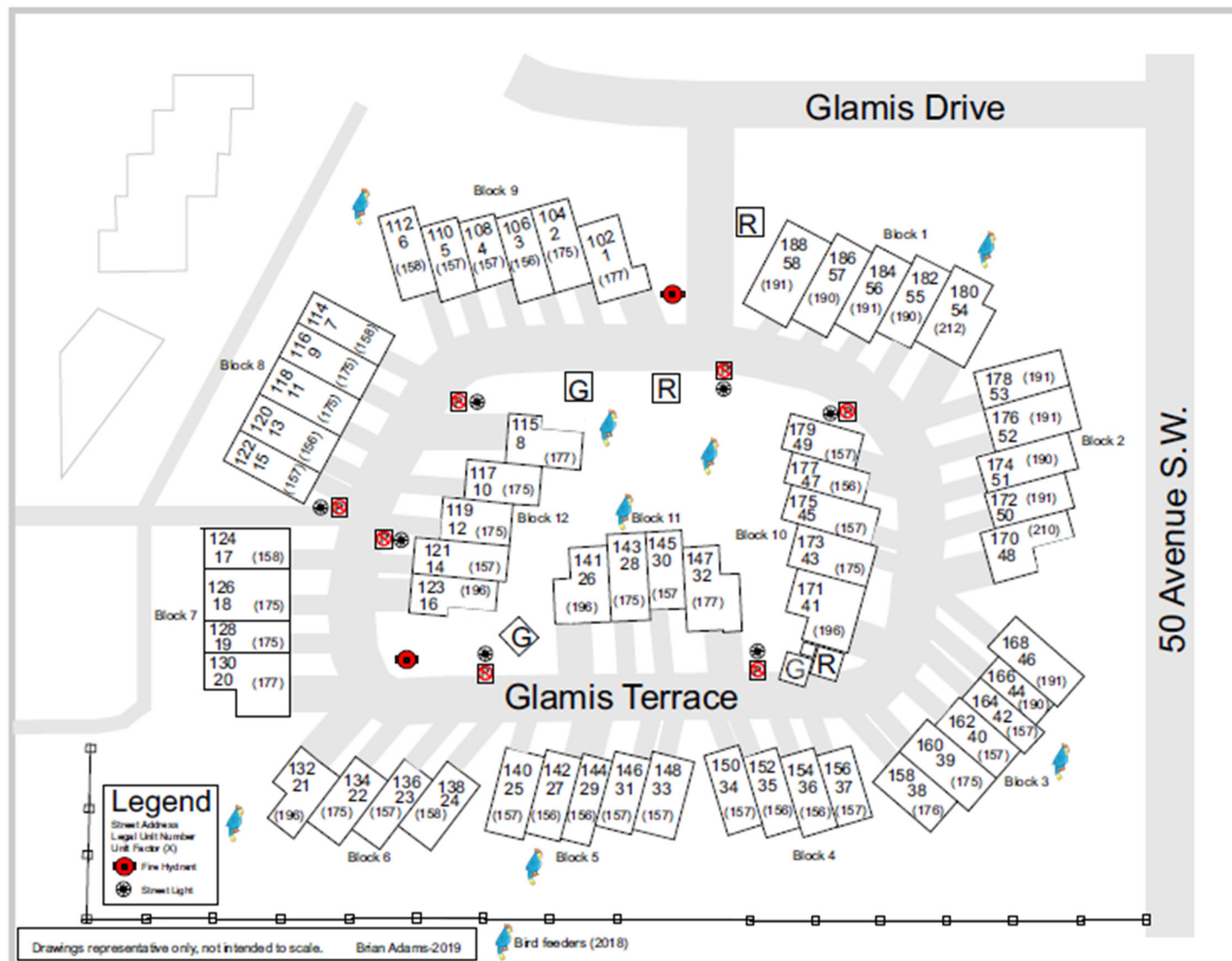
Using a plant pot, flower bed, or garden as an ashtray, could pose a serious risk of fire. Many potting soil mixes on the market today contain shredded wood, bark, and peat moss with minimal amount of actual dirt.

As a result, butting a cigarette which is not fully extinguished, will smolder for several hours until enough oxygen is available. The soil ignites, a flame is produced, and a full-fledged fire breaks out.

Please be careful and ensure that any smoking material is disposed of in a safe manner.

GLAMIS TERRACE SITE MAP

For your reference we have included a site map of the Glamis Terrace complex which includes Unit numbers, legal property descriptions, Unit factors, as well as locations of bird feeders, fire hydrants, garbage bins, and recycle bins.



DO YOU HAVE A BUSINESS THAT YOU WOULD LIKE TO ADVERTISE HERE?

If you have a home based or privately-owned business, you can advertise it here. This newsletter is published twice a year and contains a wealth of information from our management company contacts, reminders on bylaws and condominium best practices.

As owners, we regularly need or desire to have work done to protect and/or enhance our asset or even better our lifestyle to fully enjoy our day to day lives.

If you have anything you would like to advertise, please send an email to glamistboard@gmail.com and let us know!