



# Glamis Terrace Newsletter

## Fall + Winter 2019/2020

### WINTER REMINDERS

Both wood and gas-burning fireplaces require regular cleaning and maintenance to function safely and efficiently. For those with natural burning fireplaces, a reminder to have chimneys professionally cleaned and serviced every year to prevent tar and creosote buildup (gas fireplaces should also be serviced annually by a qualified service technician). A few other considerations to keep in mind:

- Keep a working fire extinguisher in an accessible location
- Check smoke and carbon monoxide detectors monthly, and replace the batteries as necessary

#### GENERAL REMINDERS

- If you haven't already done so, this is a reminder to turn off your outside taps.
- Please check your garage heaters to make sure they are in proper working order.
- If we have a very cold winter, use your garage heaters to take the chill off which keeps the garage water tap from freezing
- The garage heater also helps keep the kitchen floor warmer

#### SMOKE DETECTORS

Smoke detectors require regular cleaning and maintenance to function effectively. Residents are encouraged to:

- Test smoke and carbon monoxide detectors monthly
- Replace batteries annually
- Replace detectors every 10 years

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

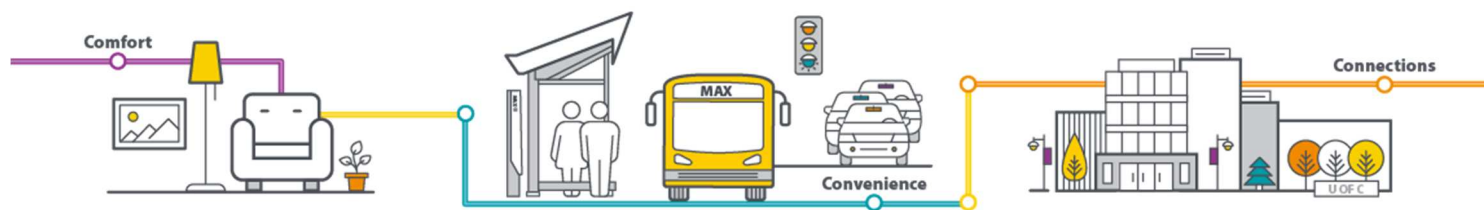
In the spirit of community, we would like to offer the residents of Glamis Terrace the opportunity to advertise their home based or privately-owned businesses here in the bi-annual newsletter. This newsletter contains a wealth of information from our management company contacts, reminders on bylaws and 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 [glamistcboard@gmail.com](mailto:glamistcboard@gmail.com) and let us know!

*\*\*We would like these ads to be more focused on resident home-based businesses, not your employer's ads.*

# What's New At Calgary Transit?



Earlier this year, Calgary Transit introduced their new, high speed Rapid Transit System to our city called MAX.

Currently there are three MAX transit lines which are identified by the names MAX Purple, running from East Hills – City Centre; MAX Teal running from Westbrook – Douglas Glen; and MAX Orange running from Brentwood – Saddletowne.

Beginning December 23, 2019 the MAX Yellow line will be introduced running from City Centre, through our area, and further South into the Woodpark community. The newly built transit shelters which you may have seen on 37<sup>th</sup> Street and Richmond Road were specifically built to accommodate MAX Yellow.

The benefits of MAX Yellow are:

- More frequent service
- Less stops
- Dedicated bus lanes
- Signal priority
- Heated shelters
- Real-time information displays
- More direct connections

Overall MAX Yellow delivers more convenience, more comfort and more connections for those who use public transit – all at the same price as conventional transit.

The Calgary Transit website does not have a MAX Yellow route map or schedule posted yet, however, you can find more information about the new service at by [clicking here](#) or following this link <http://www.calgarytransit.com/max-y>

## Ice Damming – It's Not Too Late To Insulate

*As we have previously mentioned at the most recent AGM and Spring / Summer Newsletter, ice damming has 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.*

### **It's not too late to insulate...**

*The Efficiency Alberta rebate program is still available and in the past a number of residents have used Mike Guylas at Bluestream Services. He can be reached at 403-472-7991. Bluestream has insulated a number of units within our complex, however, the Board does not officially endorse them. You may select any company of your choice.*

## New Spots to Chow Down

Although the cold weather and slippery driving conditions tend to keep us from straying too far from home. The close proximity to Westhills, Signal Hill, London Place, and Richmond Square Shopping Centres, provide us with a variety of different fast food and dining experiences only minutes away.



For a good traditional sit down meal we have the likes of Earl's, The National, or Montana's. For Asian cuisine, we have Lemon Grass, Golden Bell, and Pearl Express. And of course good old stand-by fast food joints like McDonald's, A&W, and KFC.

Following is a list of 5 new spots which have recently opened in our community:

### **Kinjo Sushi & Grill**

Located in the Westhills Shopping Centre, Kinjo offers a variety of authentic Japanese Food and prides itself in using only the freshest and highest quality ingredients available. Very reasonably priced, Kinjo provides a great atmosphere for all. Dine in, Take-out, and Delivery available.

### **Tuk Tuk Thai**

Located on the South Side of the Signal Hill Shopping Centre, Tuk Tuk Thai offers popular, authentic, handmade Thai food from traditional family recipes. It recently won "Best Thai Casual

### **The Bro'Kin Yolk**

Breakfast Anyone! The Bro'Kin Yolk, also located on the South Side of the Signal Hill Shopping Centre is a bright, friendly, meeting spot for breakfast, lunch or just a coffee. Open from 7:30 AM – 3:00 PM, The Bro'Kin Yolk is one a few breakfast establishments in our area.

### **Jerusalem Shawarma**

Offering a traditional Mediterranean menu, including foods such as shawarma, hummus, and falafel, Jerusalem Shawarma has quickly become the go-to Middle Eastern restaurant in Calgary. It is located in the London Place Shopping Centre and offers Dine in, Take-out, and Delivery.

### **Primal Grounds Café**

Although Primal Grounds Café is most often thought of as a coffee shop, it is regarded as one of the best Soup and Sandwich restaurants in Calgary. Located in London Place, Primal Grounds has been serving their "Signature Soups" to Calgarians for decades. Open from 7:00 AM – 7:00 PM.

## Condominium Act Changes On Hold

In the last AGM and Spring / Summer Newsletter, we discussed and highlighted changes to the Alberta Condominium Property Act which were to take effect on July 1, 2019, and January 1, 2020.

However, with the election of the Conservative Party, Provincial Government issued a surprise announcement that they have delayed the planned amendments to the Act for a period of at least 6 months.



### SNOW REMOVAL

Personal Touch remains the company that provides snow removal and roadway maintenance in the complex during winter. The icy conditions on the roadway is a constant challenge, and while there's no simple solution, The Board, is continually exploring ways to mitigate this hazard.

A few things to keep in mind this season:

- Snow is cleared from driveways, doorsteps and the common roadway when we get a certain volume of snowfall.
- Snow should be cleared within a 24-hour time frame, but response time can vary depending on the amount we receive.
- Personal Touch is located in the SE and during a heavy snowfall they work with the traffic flow from south to north to avoid rush hour and the accidents that inevitably occur.
- Between snow removal days, please use a broom or plastic shovel to clear snow from your doorstep as metal shovels will chip and peel the paint.
- Backyard snow removal from concrete pads and decks is the responsibility of the owner.
- For increased traction around doorsteps and

drive-ways, and to lessen the risk of slips and falls, there are gravel bins (filled with salted gravel) located by the south-east and north-west garbage enclosures in the complex. Bring a small container with you to transport the gravel. It's a good idea to have some gravel on hand before you need it.

- You can also purchase de-icer for use on doorsteps and driveways. Make sure to purchase an environmentally friendly product that contains calcium magnesium acetate, aka CMA. Using sodium chloride, aka straight salt, will degrade the asphalt and act as an irritant to pets.

### 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 winter as conditions maybe slippery and you don't know what's around our curves.



### PARKING

Since our roadway is also a fire lane, there is no parking allowed on the roadway. 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.

Please note that our bylaws also state that a unit with a single car garage may have only 1 car parked on the front pad and a double garage may only have 2.

### 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. Those that choose to ignore the posted signs do so at their own risk and to the detriment of the common area and monthly condo fees.

## President's Holiday Message



This year saw my second year as President of the Board for Glamis Terrace and it was also a big year for us logistically. We fully transitioned our management company to First Service Residential with the hopes of providing a more streamlined and user friendly system for our residents. We also saw the main garden come into its own thanks to the hard work and efforts of one very resourceful Board member. We've rolled out our large scale project for the year with the replacement of garage doors complex wide. We hope this will make everyone's lives a little easier and give our complex a little face lift. We were happy to see our second annual Halloween party was well attended and we had many kids come out and enjoy some good old fashioned Halloween activities. Thank you to those who came and we hope to see even more of you next year!

As 2019 draws to a close and life grows just a little more frantic with the Holiday Season I see an opportunity to really give from the heart. Every time we buy a present we have the chance to do some extra good with our purchases. Shopping local is one way of helping your community; there are many fun shops around town particularly on 17<sup>th</sup> Avenue and in Inglewood. A few more unique ways to give are below:

Making a hamper for the food bank and taking a photo to include with your Christmas card is a nice, tangible way to help the less fortunate. Hampers can be dropped off at your local grocery store or the **Food Bank** directly (located at 5000 11 Street SE). Cash donations in your recipient's name can also be made via this link: <https://www.canadahelps.org/en/dn/m/4399/donation>

You could take your giving spirit one step further and give a gift from the **World Vision** Catalogue. They have truly made it a user friendly experience. Gifts like livestock, medicine or school supplies can make a world of difference for the truly needy <https://donate.worldvision.ca/collections/all-gifts>

For animal lovers the **World Wildlife** fund allows you to "adopt an animal" and they include a plush to give to your "giftee" of the animal you've chosen. All proceeds go towards wildlife conservation and there are over 30 species to choose from. <https://shop.wwf.ca/collections/adoptions/individual>



What a great feeling when your recipient knows together you're making a difference!

As you ring in the last of this decade I wish you all much joy, good times ahead and peace in your hearts.

**Merry Christmas, Happy Hanukkah, Happy Kwanzaa and a very Happy New Year!**

- Monica D.

Have a concern or issue? Please reach out to our Community Manager Adam Wozney at First Service Residential via email [adam.wozney@fsresidential.com](mailto:adam.wozney@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](mailto:glamistcboard@gmail.com)

REMINDER: We are now on **Facebook**! Sign up and search for Glamis Terrace Community in your Facebook search bar to join the community!

## Cocktail Crisps (Guaranteed Party Favorite)

These little cheesy cracker cookies are too good to only have one, they are easy and guaranteed to please!

### Ingredients

- 1 cup butter 250ml
- 8 oz. pkg. Imperial cheese (sharp cold pack cheddar cheese) 250g
- ¼ tsp. cayenne pepper or tabasco 1ml
- ¼ tsp. Worcestershire sauce 1ml
- 1 ½ cups flour 375ml
- 4 cups Rice Krispies

### Instructions

1. Preheat the oven to 180C/350F.
2. Combine butter and cheese together. Add seasonings. Beat in flour, then add Rice Krispies.
3. Shape into 1" balls and press down with fork which has been dipped in cold water.
4. Bake for 15-20 mins, until lightly browned
5. Serve and enjoy!



Cooking fires are the leading cause of house fires and therefore, are most prominent during the holiday season. Never leave the kitchen unattended while preparing your families holiday meals!

Share your home escape plan and the location of fire extinguishers with your visiting house guests, provide them with an overview on how to use this equipment.

Remove snow and ice from your steps and entranceways – protect your guests and your delivery drivers!

Do not leave candles burning unattended and ensure that all your holiday lights meet CSA standards and are CSA approved.

Make sure you do not leave treats and chocolates within reach of small children and family pets!



## HOLIDAY DECORATIONS

Holiday lights and decorations are permitted providing they do not obstruct or interfere with another unit and are taken down by February 28, 2020.