

NEWSLETTER Fall 2019

The Board of Directors mission is to represent all owners and be responsible for Waterfront's physical and financial well-being. For more effective communication with the Board, a suggestion box will be installed in the mail rooms. The Board's aim is to distribute newsletters quarterly to residents; with the goal to educate, communicate and help make Waterfront a safe, clean and comfortable place to live.

Cold weather in Calgary has arrived! What can you do to secure your unit and possessions? Close those windows when temperature is at or below zero. **DO NOT** open the windows, even for a minute!!

Special Resolution for Bylaw Changes

Have you signed this? Don't have a copy to sign? Email ruyarer@ranchogroup.com for a copy. We have currently collected 66.79%, this is great progress since the mission started, however 75% is needed in order to implement Bylaw changes!

Unit Maintenance

Unit owners are responsible for keeping their units maintained. The benefits of doing so are healthy safer living, fire prevention and keeping condo fees down, while holding the value of your property for resale value. Critical unit maintenance includes

- Cleaning the dryer vents before every use
- Vacuuming your air vents and arranging furnace cleaning annually (for owners with furnaces)
- Ensuring your filters are changed semi-annually as scheduled by Rancho Realty. Best practice is to have an emergency/maintenance key with Concierge.
- Neglecting the above cleaning may result in poor air quality and allergens within your unit, as seen in the pictures below:



- Sprinkler heads cages for the interior of your unit are available for \$25 each. For more information, email jstecko@ranchogroup.com.
- Maintain garburators properly, damage from blockages can be detrimental and expensive. Removal of garburators is encouraged.

Safety, Security & Damage Issues

Each resident is responsible for safety and security, whether it's personal, property or parkade safety. Please contribute to ensuring Waterfront is a safe place to call home by reporting any violations and violators to Concierge in person or call 403-803-8263.

- If someone follows you in, check for a fob in their hand. If not, ask if they reside in the building and to show you their fob. If there is resistance, report to Concierge or Security ASAP. They will review the video footage and act accordingly.
- No smoking **of any form** on common area property
- Dispose of cigarette butts, matches, other smoking and combustible materials safely.
- Throwing cigarette butts over balconies is dangerous and causes damage/fire
- Report missing Fobs to Jerry at 403-614-5599 jstecko@ranchogroup.com. **immediately**
- Owners must sign the 'declaration of unit rental' for renters to access amenities and packages to be accepted by Concierge
- All moves however small **MUST** be through the side doors **NOT** through the main front doors
- AirBnB – **ensure** you rent to responsible individuals. You are responsible for all activities/damages. Inform them of Waterfront rules and regulations. Concierge **CANNOT** assist with AirBnb guests

Parkade Safety & Etiquette

- Lock your vehicle at all times. Do not leave any valuables visible inside your vehicle
- Rent your parking stall **only** to Waterfront residents.
- Visitor parking is for visitors **ONLY**. Visitors must register their vehicle to avoid a ticket

WATERFRONT ONE – TOWER B CONDOMINIUM CORPORATION NO. 1111929

- Working together can prevent parkade safety issues and break-ins See break-in damage in pictures below



- **Slow down!** Speed limit is posted at 10km/hr!
- **Watch out** for pedestrians crossing the parkade area **AND** on the side walk – Rules of the road apply to parkades too. Pedestrians **have** the right of way!

Gym/Weight Room Etiquette

- Wipe down equipment and surfaces used
- Return weights after use
- Wear proper attire and indoor shoes

Concierge & Security Corner

- Hours of operations: 8am to 8pm
- Parcel pickup: 8am to 8pm
- Food packages: 8am to 8pm SAME DAY
- Bookings: 8am to 8pm
- Concierge **can only** sign for packages if advised by you
- Concierge can book guest suite for Waterfront **RESIDENTS ONLY** at \$75/night
- **Please be patient when Concierge is assisting other residents, as it may be an emergency**
- Security hours: 8pm to 8am
- Please note Security **cannot** book any rooms, guest suite, elevators or handout parcels

Cleanliness

- Pickup after yourselves and your pets
- Recycle appropriately. Wrong bag used or one item in the wrong bin will result in everything going to the landfill. To ensure your efforts are not wasted, please put items in the appropriate bins as clearly marked

- Flatten cardboard, this saves recycling costs coming out of your condo fees!

Elevator Etiquette

- **Do not** use them as a playground
- Keep them clean as you would your home
- Avoid Pet accidents
- Be mindful of residents with allergies to pets and other smells

Fibre Optic by Telus

- Exclusive to all Waterfront residents
- Applies to all services regardless of selection
- 25% discount to start building up 40% over time
- Existing Telus customers call 403-310-3343 or email mdurmp@telus.com. Provide street address and your unit number
- If you are not an existing customer – simply call 403-310-3343 and set up your account to receive the instant 25% discount
- Installation of fibre Optic for every unit, at no cost will start Oct 28. Unit access schedule notices will be sent out by Oct 16. Concierge or Security staff will accompany Telus Tech's into each unit. **IF** unit access is not granted by resident than future hook up will cost the resident – **SO** get hooked up **now**
- See the photo of the September sign-up booth.



- Next sign-up event closer to December so stay tuned