



MOUNTAIN VIEW TERRACES - NEWSLETTER APRIL 2022

1. **Spring is Here**

The Board has planned to have the garages and parking lot cleaning done by the end of May - as well as hallway carpet cleaning afterwards. Window cleaning will also be done. In order to keep cost reasonable, the Board has agreed to have all windows cleaned, except for patio doors as most occupants can easily access those. Watch for updates on the Bulletin Boards that will provide notice closes to the dates.

2. **Drains:**

We would like to remind you to “be kind to your drains” by not pouring solids down the pipes. We suggest you use Wire Mesh Sink Strainers for your kitchen sinks (as shown) to stop food residue from going down and possibly blocking the pipes, resulting damages to other suites below, and/or calling a plumber to clean the pipes, at your charge. These strainers are available in the plumbing department of many hardware stores (like Canadian Tire).

And never, EVER, pour fats down the drain. They can solidify and create blockage.



3. **Parking in Guest Parking area**

Parking in the lot is for guests to the property. Residents are not permitted to park in the lot (unless the garages are being cleaned). Cars in the lot must have a guest pass on the dashboard. If you do not have a pass, contact the Board and you may purchase one. Check the bylaws for details regarding use of guest parking. Cars illegally parked in guest parking may be ticketed or towed by Calgary parking authority.

4. **Move in and out – Reminder of procedures**

- All moves must be booked five (5) working days in advance with the move committee by emailing info@mvtcondos.ca or calling 403-230-7376. It is preferable that moves occur weekdays between 8:00 a.m. and 5:00 p.m.
- The move committee makes arrangement for the elevator pads and will inform the condo board and will provide a contact name for further assistance.
- All moves must take place through the front main doors only.
- Moving trucks must remain on the parking lot and not back up onto the sidewalk or grass and transport items on sidewalks only.

- A key for the elevator can be obtained and a refundable fifty-dollar (\$50) deposit is required (payable to Mountain View Terraces) and refunded when the key is returned.
- A non-refundable moving fee of one hundred dollars (\$100) will be collected prior to move in or out.
- For tenant moves, owners who rent, or their representative. must be present for the entire time of the move.

More detail information can be found at <https://www.mvtcondos.com/policies> under "Move In Move Out Policies"

5. Budget and Condo Fees 2022-2023

You should have received the new budget for our upcoming financial year, which starts May 1, 2022. Costs have been kept as low as possible, however inflation pressures have driven the costs of many services upwards, resulting in a budget increase of 5.67%. For comparative purposes, the current Canadian inflation rate is 5.7% and the Calgary inflation rate is 6.4%.

To match the new budget, a condo fee increase of 5.67% is required, which will start May1/2022.

6. 2022 Community Clean-up - Saturday, April 30, 2022, 9am – 2pm

The City of Calgary Community Cleanup events save residents a trip to the landfill for items that do not fit in their waste and recycling carts or for residents who do not have access to cart service. This service is free of charge to all Calgarians.

This one in the SW is the closest there will be this Spring/summer.

What they will take: Household garbage, recycling, organics, metal, electronics, household items, bottles, and more!

Location: Westside Kings Church parking lot.

For more information check out: <https://www.calgary.ca/csps/abs/partnership-programs/community-cleanups.html>

And, to see what's acceptable to drop-off:

<https://www.calgary.ca/csps/abs/partnership-programs/community-cleanups-items-we-accept.html>

7. Communications with the Board and/or Diversified Management Southern

When sending an e-mail (info@mvtcondos.ca) with questions or concerns, please be sure to include your unit number and MVT (our Property Manager looks after more than one property). If your matter is an emergency please call 403-230-7376 ext 2.

8. Classified

Black Whirlpool fridge

Like new, cleaned and spotless

Contact Donna at 403-512-5406