

MOUNTAIN VIEW TERRACES - NEWSLETTER AUG, 2023

The weather has been variable, which begs for a metaphor. I will avoid the obvious and just say, as summer is winding down we are all preparing to celebrate the end to road work in the city, and the busyness of summer projects in our own world. The Board would like to thank everyone for their patience as we have the outside work done. We would also like to commend our new Projects director, Donna Rutherford who has been coordinating with Alex, at Diversified and ensuring that a number of very important repairs and upgrades are completed before the weather changes and all of us are hunkered down against the cold and snow. There are still a few issues we need to bring to the attention of owners, some new, some frustratingly redundant but still a problem.

1. **The AGM:** at the risk of being accused of having a one-note song, the Board would like to re-iterate the importance of participation in the AGM and the Board of directors itself. As we have said many times it is not only important but critical that we approach the next leadership term with as close to a full contingency as possible. There are numbers of reasons to serve on the Board: not simply because it is part of the responsibility of living in a condominium, but it is the best way for owners to ensure their investment is secure. If community work is not important to you, then do it for your own self-protection. If you are willing to have your name stand for election, contact a Board member or Alex Bilinski at Diversified Management and she will add your name to the ballot prior to the AGM on Sept. 5/23.
2. **Respect the property:** On a similar note, if protecting and caring for the property is not important to you simply because that's what living in a civilized world looks like, do it to protect your money. Every repair that needs to be done as a result of carelessness means less money to pay the bills and higher condo fees. As you are throwing box after box into the recycle bin regardless of how overfilled it is, remember this: we are charged extra when the bin is overfilled. That means money which would be used to keep the buildings repaired and safe is being used for something entirely unnecessary. So, again, if you don't make better decisions because you care about the property, do it to save your own money.

3. The majority of building 1 garage opener codes have been recorded. We have a few remaining largely for people who are travelling. Again, this can save us a significant amount of money if an opener is lost or stolen. We would then be able to delete the one opener from the system instead of all of them and then re-coding. On the same topic, one of the points made by the police who met with the Board to discuss our safety vulnerabilities was the importance of removing openers, registration and insurance and other documents from the car when it is not being driven. A little inconvenient? Yes, but much more inconvenient when it is stolen, which did happen in building 2 when someone left their opener in the car.
4. And continuing with the theme of Safety: As we said, the Board met with 2 police Constables for an extended check of the property and what is needed for even basic safety. They submitted an extensive written report to the Board and we are already acting on many of their suggestions, such as pruning the trees at the bottom so they cannot be used to hide. They also expressed that the most vulnerable area in most cases is the garage and it is imperative that residents wait for the door to close before driving away. There are many areas near the garages and also near emergency exits where a person could easily hide and come in unnoticed. It is also extremely important that no one be admitted to the building unless you know them. If someone says they have a delivery for you and you are not expecting one, never let them in without checking. In their words “never think of the parkade as a secure area; it’s not.” The Board has engaged a security company to recommend and provide a quote to update our property. We recognize that this will be a costly item from the Reserve Fund, but given the changes in our community it is imperative we upgrade to meet new challenges. We expect to be able to begin the work almost immediately once we receive the recommendations and the Board has a chance to make specific decisions about how to proceed.

We look forward to seeing everyone at the AGM. If you are unable to attend, please ensure you have given your proxy to a neighbour or a Board member. Thank you to all of you who have done your part to add a positive influence to the community. It is because of you that Mountain View is a great place to hang out.