



SPRING

We cannot live only for ourselves, but for the greater good of thy neighbour & community

OPEN HOUSE

Heat Pumps and Mechanical Operations and More

Place: LG Lounge

Date: March 23, 2023

Time: 6:30 - 8:30

Presentations then Q&A

Service providers, board members & buildings staff will be on hand.

- Gain knowledge on your in-suite Heat-Pump and building operations.

- Learn what it takes to keep this building running.

- Give you input as to what the building could look like in the future.

- This will be your opportunity to bring your questions in for the AGM

AGM

HOLD THE DATE

April 26, 2023

6:30 pm

This years AGM will be a virtual meeting again. Watch you email & ShiftSuite for your official package.



President's Message

Hello again to all our Owners and Residents who make Gateway South Centre their home and/or own property. This winter has seen a lot of progress in planning and project work on the property. Thanks to the dedicated service of our management staff, fellow volunteer Board members and the many suppliers, things are moving along on schedule.

We say goodbye to Board Member Paresh Thanawala who resigned in Feb. 2023 due to personal reasons. We thank him for his valuable service. In his place Jeanette Bohach has joined the Board as a Board invite and will stand for election at the AGM. We appreciate Jeanette's willingness to serve and look forward to her insight and contributions.

As the roof replacement continued, weather was certainly not a friend to our contractors and engineers. During the process some significant water damage occurred which presented difficult circumstances for a number of our residents and owners. We thank them for their patience as the repair work continues.

A note to all owners: The insurance deductible fund which was set up by the Board and Management through our investment partner Northfront, has enabled the repair work to be done without need for an additional call for money. This forward thinking will continue as a philosophy with the Board and Management in order to plan for future issues and reduce the need for any special assessments so often seen in other like properties.

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Easter

As the snow melts away, Easter and Spring are soon to come. With Easter comes the Easter Bunny & the decorating of Easter Eggs and soon the blossoming flowers & greenery we have all been craving.

Did you know? the decorating of Easter Eggs has been around for 60,000 years. In the pre-dynastic periods of Egypt & the early cultures of Mesopotamia and Crete, eggs were associated with death & rebirth as well as with kinship. These cultural relationships may have influenced early Christian & Islamic cultures in those areas.

Today, we all enjoy the painting of eggs and those tasty chocolate eggs... you can't tell me you don't eat at least a bag or two of those little devils, leading up to the day. Children enjoy the morning hunting for their easter eggs and gifts. Family gets together for a family meal, wheather it be a simple brunch or a full out dinner. My family is the later with Ham & Scallop potatoes.

HAPPY EASTER!

...continued

Please set aside the following dates for important Condo activities.

- **On the 23rd of March** at 6:30 pm. an open house will be held in the lounges. Many of our suppliers as well as an interior designer will be present with presentations that will help explain the operational aspects of our building, maintenance requirements, future needs and modernization plans. A must visit for those who want to learn more about the building, how to maintain their specific units and are interested in the future plans for modernization.
- **On The 26th of April** will be our AGM. We are again holding this important meeting online with the help of Shiftsuite. As this meeting is focused on auditing reports, Board reports as well as electing the coming year's Board, please sign up for virtual attendance or sign a proxy in order for the meeting to go forward with the required number of attendees. If you have any question about how to participate, please contact staff for help. Although sitting on the Board requires sacrifice and a time commitment, it has been a rewarding and fulfilling experience for the members. Making decisions that affect one of the most expensive asset individuals own is a task not taken lightly by your Board Members. Current inflation pressures, a few difficult tenants and the ongoing and never-ending building needs keeps both the Board and Management fully engaged. Thankyou for your continued support and understanding as we again enter another year.

Dennis Locking, President

Tales from a Blackout... grader vs. transformer

What an event that was last month. One for the books!

Effects were felt immediately... action began immediately! Fire trucks arrived & blocked off the the street. People were given the option to stay home or go over to the Holiday Inn. This was set up by Wanda & done in cooperation with fire department. Some stayed at the hotel for the night courtesy of their insurance. Building management put together a warming centre where people could get coffee & charge their devices over at the hotel early in the AM. Communications were sent out as they got them. All together we were without power for 14 hours, not bad ENMAX (for the rebuild of a transformer)! All in all, we weathered the storm! Thanks for you patients everyone!

People got creative in getting through the silent darkness. They put clothing layers on, or simply stayed under the covers, have to admit I stayed under the covers a little longer. Some used their BBQ to do morning coffee & breakfast. Flashlights... flashlights are a must in any home, mind you we all have one on our phones these days, but it doesn't hurt to have one ready to go. Apparently, some people were playing shadow puppets with their kids! Puzzles and crafts were worked on and if you were lucky enough to have your devices charged or had a charged power bank you were able to entertain yourself with a movie or two.

Things to remember when we have an emergency of this nature, **Call 911**. If this were a non-emergency situation, that didn't involve building services, call 403-200-1422 and (*follow the voice prompts*). Keep calm, check in on your neighbour's that may need help, watch for ShiftSuite communications. Things will get sorted out, this is why we have a management team. They will communicate when they have information to share. **Make sure you are appropriately signed up for ShiftSuite, to receive notification for such emergencies.**

Remember kids, always keep your grader away from electrical boxes! If you hear a loud bang and sparks and flames are visible, always call 911 immediately!



Courtesy: Blake Gerard



BOARD of DIRECTORS

Is looking for new members

- Are you an owner at Gateway?
- You can make an impact with your thought-provoking contributions.
- You must have the ability to be part of the bigger picture, without individual agendas and work on a team.

If this sounds like something you would like to take on! We are currently recruiting people and would like to hear from you.

Email: admin@gatewaysouthcentre.com with your intentions and what you feel you can bring to the table. The email will then be forwarded to the board secretary.

Deadline for nominations: March 30, 2023

"We are a think-tank from all walks of life, come join our madness"



New Forms Coming to you!

We are redoing our building forms – you will see these changes in the next few months.

Part of these changes will be our payment options and procedures – geared towards further owner engagement.

Stay tuned!



Resident of the Year

The Condo Board is looking for nominations, for “Resident of the Year”. This person should be someone who has selflessly gone above & beyond being a neighbour. They are exuberant about where they live and have been helpful to the community.

Submission’s should include name, reason and unit number.

Please submit candidades to board secretary at: secretary@gatewaysouthcentre.com



“Behold, my friends, the **spring** has come; the **earth** has gladly received the **embraces** of the **sun**, and we shall soon see the results of their **love!**”

Sitting Bull

Board of Directors

President - Dennis Locking
Vice-President - Aaron Taylor
Treasure - Andy Gregory

Secretary - Mona Soyland
IT - Ryan Locking
(Voted into vacant position) Jeanette Bohach

Office Hours & Site Office Availability

Phone & Email: Monday - Friday, 8:30 - 4:30 (excluding holidays)
 Site Office - Tuesday & Thursday 12:30 - 6:30. First & last Saturday of the month 10:00 - 4:00

Contact Info

Office & 24/7 After Hours Line
 403-200-1422 (listen to prompts)
General Manager - Wanda Hogg
 E: gm@gatewaysouthcentre.com

Community Administrator
 E: admin@gatewaysouthcentre.com
Accounting
 E: accounting@gatewaysouthcentre.com



Save Energy, Save on Condo Fees, Save the planet.