



# AUTUMN

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

## TAKE NOTE

**DRAIN SERVICE  
OCTOBER 2-5 & 10-12**

This is to inform you there will be a drain stack cleaning taking place in October. Workers will be needing to access 3rd floor suites. There will be 2 different time slots each day or you may drop your key off in the drop box outside the office before your day. Please check the communication on Shift Suite for more info.

### CCI

(Canadian Condo Institute -  
Southern Alberta Chapter)  
[www.ccisouthalberta.com](http://www.ccisouthalberta.com)

**Your one stop shop for info  
on the condo industry.**

Gateway is registered with them, if you would like to participate in any of the workshops or events they offer.

Speaking of events: The CCI's AGM will be taking place on:

Thur, Oct. 26, 2023  
11:30 - 1:00pm  
The Calgary Italian  
Cultural Ctr.  
416 1 Ave NE

FYI: Our building has been nominated for Building of the Year!



## PRESIDENTS MESSAGE

On behalf of Management and the Board at Gateway South Centre, I wish to thank you for the continued support we have received in the managing of this great facility. We are particularly appreciative of the support we have received when doing required fire inspections, equipment testing etc. which are all required to keep our building safe and secure.

Thankfully the restoration of those condos damaged by the roof leaks is about complete and the roof replacement sections are also finished. There are still a few sections of roof to be replaced, but that is not needed this year.

Those of you who use the gym will notice some in-depth cleaning done to the floor. Equipment is also being replaced as it comes to the end of its life cycle. We know that for many, the gym is an important draw, so we are conscious of constant maintenance and equipment refresh.

We are also aware of the need for more socialization and community gathering. As a result, the small lounge is now available for daily use, drop-in socialization, some friendly pool, or other spontaneous games. In order to accommodate this we are having fob access installed which will make owner and resident access easy. Booking will still be available for special requirements, but the day-to-day access will be much more accommodating.

As mentioned during the AGM, we are starting the refresh process in the common areas. This will take time and will only be done as the reserve fund allows. You will note that none of this work is taken out of our yearly budget, which is sometimes a misunderstanding, but only out of the reserve fund. During these high inflation times, we are working hard to keep fee increases to a minimum and will not spend yearly budget money on anything that is not necessary.

Speaking of good financial management, there are a couple of items that all residents can help with in reducing our monthly expenses. Electricity continues to be our most expensive monthly item, so being electricity wise and turning off unused lights and appliances will go a long way. Also, by ensuring that taps and toilets do not have any leaking will also help in our water and sewer costs.

Again, thank you for helping to make Gateway a great place to live.

Dennis Locking,  
President 2023-2024



## BYLAWS & POLICIES

Thought it was time to chat about some of the common bylaws that have been brought up recently. We have had a number of new faces come to the community who may not be aware of these bylaws. As well, it will serve as a reminder for some that have been around for a while.

### *Smoking, Odours & Noise*

This Bylaw covers a lot & should not be considered lightly when it comes to everyone enjoying their homes.

#### BYLAW 62 (b)

An Owner or Occupant SHALL NOT:

(ii) make or permit noise in or about any Unit or the Common Property or allow any odour to emanate or escape from his Residential Unit or his Parking Unit or conduct himself in any manner which, in the opinion of the Board, constitutes a nuisance or unreasonably interferes with the use and enjoyment of a Unit or the Common Property by any other Owner or Occupant. No musical instrument, audio system, power tool or other device shall be used within a Unit which in the opinion of the Board causes a disturbance or interferes with the comfort of other Owners.

(xxxix) smoke, vape or allow smoking or vaping of any product or substance anywhere on the Common Property except on a balcony or patio or other area designated by the Board and shall:

- A) attempt to restrict smoke, vapour and other noxious substances from entering adjoining premises;
- B) dispose of smoking material into a fire retardant receptacle placed on such balcony, patio or other designated area;
- C) ensure such receptacle is filled with either sand or water; and
- D) not throw cigarette butts, matches or other smoking or combustible materials out of windows or over balconies or anywhere on the Common Property

### *Pets*

#### BYLAW 62 (b)

(iii) keep or allow any pet or animal of any kind (except fish) at any time to be in his Unit or on the Common Property other than household animals and pets as are normally permitted in private homes in urban residential areas, and then only if approved by the Board in writing, which approval may be withdrawn on reasonable grounds on fourteen (14) days' notice to that effect. Additionally:

- A) a completed pet approval form may be required by the Board prior to approval being granted;
- B) no livestock, snakes, rodents, reptiles, arachnids or fowl will be approved;
- C) aquariums shall not exceed a ten (10) Imperial gallon capacity;
- D) no more than one (1) dog (which shall not exceed 23 kg (50 lbs) in weight) or one (1) cat per Unit is allowed;
- E) all approved pets must be licensed by the Municipality and vaccinated as recommended by a veterinarian;
- F) all dogs and cats must be hand leashed outside the building or on the Common Property outside of Privacy Areas, and kept under control and in the custody of a responsible person at all times who shall not allow a pet to urinate or defecate on any Unit or Common Property of the Project and shall, if it occurs, clean up and properly dispose of any animal feces immediately from either the Common Property or their Privacy Area;
- G) no pet shall be left unattended on a Privacy Area;



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- H) barking and other pet noise shall not be permitted;
- I) any Municipal bylaws in effect with respect to pets at any point in time shall have effect within the Common Property and Municipal enforcement officers are hereby authorized and are permitted to enforce Municipal bylaws on the Common Property;
- J) an Owner agrees to pay to the Corporation the cost of any repairs or damage (including the cost of replacement of urination patches) to the Common Property necessitated by and caused by any pet; and
- K) Visiting pets shall also be required to comply with the Bylaws

A fillable form is available on shiftsuite, under the documents tab. Tenants need to have owner of suites fill out form.



Anyone who thinks fallen leaves are dead has never watched them dancing on a windy day.”

- Shira Tamir

## COOLER WEATHER IS COMING

With the cooler weather approaching it is time to make sure your heat pumps are in good working order. Make sure they have a clean filter and are clear of debris. Something else to check on is your thermostat; if it seems like it's not working; they do require a battery change periodically. Some may want to even have their pumps serviced by Convergent, much like you would your furnace in a house. Convergent has a preventative Maintenance offer that was offered at the 2023 Open House. You will find the information on this offer on Shift Suite under Documents \ 2023 Open House \ Heat Pump Maintenance Inspection.

Another helpful hint to help circulate the warm/cool air (depending on the season) is to make use of the circulation fan (bath room fan). You will find the automatic control of this fan in your coat closet in most suites (img. 1). The use of this fan will do 3 things; pull fresh air in from the hall & help regulate the temperature in your suite as well as assist in eliminating odours.

Some people have purchased smart thermostats which also aids in circulating air via your heat pump fan. If you do this you are doing so at your own risk.



1. automatic fan control; in coat closet.

## SMALL LOUNGE ACCESS

As mentioned earlier the Small lounge is **NOW OPEN from 9am - 9pm, Monday - Wednesday, with fob access.** If you wish to have a private event it is still suggested you book the lounge on the secure owners portal on the website as per usual. With this said, it is an extension of your home & is expected to be kept tidy and that young children are supervised. Large lounge to follow soon.

## CARING FOR YOUR BUILDING... you're not the only one who lives here!

With many new residents moving into Gateway South Centre, please take note we are very mindful for the appearance and security of this property. The topics below address several areas the residents should be aware of. Please familiarize yourself with the Bylaws & Owners Guide that can be found in the Documents section on the Shift Suite website.

### Shift Suite (SS)

This is the 'communications website' for owners and tenants of Gateway. Tenants have limited access, so please coordinate with your owner. Document library, communications portal, contact info, amenity bookings portal is available in SS. Please ensure you register with the office to gain access

### Balconies / Windows

- Only a BBQ, patio furniture and plants are allowed on balconies. Maximum two 20-lb certified propane tanks for
- Laundry (hanging or drying) on the balcony is not permitted.
- Nothing is permitted to be displaced from your balcony onto common property or other units' property below/ beside you. This includes cigarette butts, flicking ashes etc.
- Flower pots, flower pot structures: Free standing preferred and peat moss in containers is not allowed due to potential fire hazard
- Floor coverings: Floating floor and rugs are acceptable
- Exterior walls include balcony walls, ceilings, and railings: Nothing to be hung, affixed or drawn on or to exterior walls, ceilings, or railings. The exception is netting as noted below.
- Railing netting or mesh for birds, pets, or privacy:  
Privacy screens are not permitted as this will detract from the appearance of the building. Approved Netting by Management can be secured to the railing using zip ties and/or 3M style sticky hooks. Please contact Management for case-by-case approval.
- Windows: Only blinds & drapes (following approved colour scheme per Bylaws) are to be hung in windows. No placement of flags, window tint, newspaper etc. in windows is allowed.

### Parkade

- **Wait for parkade door to close before entering; no tailgating please**
- No flammable materials including propane tanks permitted
- **No studded tires in parkade** - this damages the parkade membrain
- Assist operations in sweeping stalls (primarily in winter months)
- Excessive idling of cars in parkade is not required
- Bike storage: we have limited space in bike cage for the number of bikes in the building. Bike storage is permitted in you titled parking stall and within your unit but NOT on you balconies

### Courtyards

- Drawing on the building, including patio walls is not allowed. Chalk drawing like hopscotch etc. on cement walkways is permitted, but within reason
- Children riding bicycles, scooters or roller blading should be supervised and using appropriate PPE. Please note there are playgrounds nearby.



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### Garbage Rooms

Only standard household garbage is permitted in the bins. Please note signage on the garbage room doors for items not allowed. Kindly break down boxes. If the garbage bins are full, please move on to the next garbage room. The garbage rooms are located near the 4 corners of the P1 level and the main garbage room is to the right as you enter the parkade.

Thank you for your understanding & cooperation in these matters.

Your Board of Directors & Management

## GUEST SUITE BOOKINGS

Due to the condition of the Guest suites the board feels it is necessary to close these rooms until they are refreshed. Unfortunately, this means no more new bookings, effective immediately. However, those bookings already made will be honoured. We look forward to the time when these are made available again.



Name: \_\_\_\_\_ Date: \_\_\_\_\_

## FALL IS HERE

### Word Search

DIRECTIONS: Find and circle the vocabulary words colors in the grid. Look for them vertically and horizontally.

J	C	J	T	L	Z	A	J
A	A	M	N	E	X	C	M
C	F	H	S	A	U	O	B
K	A	S	Z	F	N	R	H
E	L	R	A	K	E	N	O
T	L	S	C	H	O	O	L
P	U	M	P	K	I	N	M
A	P	P	L	E	Y	X	X

ACORN

APPLE

FALL

JACKET

LEAF

PUMPKIN

RAKE

SCHOOL

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### Board of Directors

- President** - Dennis Locking
- Co-Vice President** - Aaron Taylor
- Co-Vice President** - Ross Dillon
- Treasurer** - Andy Gregory
- Secretary** - Mona Soyland

- Director** - Ryan Locking
- Director** - Jeanette Bohach
- Director** - Brent Ciarrocca
- Director** - Geoff Say

### 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.