



# WINTER

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

## **ANNUAL ADOPT A TREE EVENT AND CHRISTMAS PARTY**

**Date: Thurs. Dec 14th**

**Time: 6:30**

**Courtyard & large lounge**

Once again this year we will have a Tree Trimming/Lighting Event

Join us for hot chocolate, treats, singing, merriment & good cheer for the season.

Even if you are not decorating a tree it will be fun for all.



## President's Message

As another year passes, we are very appreciative for the peace and safety we enjoy in our Country. Hearing and seeing so much tribulation in the World makes the issues we are concerned about seem trivial. With the holiday season approaching, may we strive to be kind, considerate, helpful, and supportive to all those in our community. There have been many examples this past year of folks who have reached out to make Gateway South Centre a better place to live. On behalf of Management, Staff and the Board, thank you for your efforts!.

I want to also thank all members of the Board, and our Staff who have put a tremendous amount of work into projects that have been completed and are currently underway. This effort has allowed our financial position to remain strong, next year Condo fees increases to be under inflation rates, and the ability to manage large expenses without the need for special assessments.

New projects from the reserve fund that have just started, include the refurbishment of the guest suites, Geothermal efficiencies and soon to come lounge upgrades. With the completion of the guest suites, residents, for a reasonable fee, will have new and modern suites available for their visitors. This work was long overdue and will certainly help your visitors enjoy their stay in comfort.

May everyone at Gateway Southcentre enjoy the Holidays in the traditions you cherish and have a Happy New Year.

Sincerely  
Dennis Locking (Board President)



## Safety & Security

With the colder weather now upon us, we tend to see an increase of people trying to sneak into the building. This is reminder to watch who you are letting into the building and parkade.

Remember, the desired procedure when entering the parkade is; only one car per fob entry at the parkade entrances (NO TAILGATING). *Please follow the \*NEW\* sign at the top of the main parkade ramp.*

Also remember to fob into the building at the entrance, even if someone has fobbed in before you. This way you both know you live in the building, and will hopefully avoid confrontation. If asked to fob in, please do so, it is only someone looking out for the security of everyone & they are only doing what has been asked of them.

If you should encounter someone who should not be in the building or trying to get into the building that should not be there, police should be called rather than a confrontation taking place.



## Community Activities

We would like to celebrate one of the small things in our community which is becoming more of a social community!

One of our board members, *Jeanette Bohach*, is trying hard to bring a little more community into our building and bring people out of their suites.

Current activities going on in the building are:

- A **puzzle table** by elevator 1, 3rd floor vestibule.
- Coffee & game times (watch for notices)
- Tree decorating & Christmas Party, Dec 14
- Sm lounge open 9am to 9pm, Mon-Wed, via fob.

Recently a Grey Cup Party was held with great enjoyment.

If you have any suggestions for functions you would like to see happen in the community please email [admin@gatewaysouthcentre.com](mailto:admin@gatewaysouthcentre.com)

## Studded Tires - Parkade

It is policy at Gateway that NO vehicle shall have studded tires in the parkade. Reason being; in 2019 every owner paid a combined total of \$250,000 for phase 1 of placing a protective membrane on the laneway of P1. Studded tires are proven to tear up the membrane.

To ensure the proper life cycle of the membrane a policy was established by the Board of Directors pursuant of section 5[g] which states; if you have studded tires you will have to park on the street or remove the tires or studs.

Everyones compliance in this matter will help keep the budget in check.



## Lockers & Parkade Stalls

With our activities moving inside for the season we thought it would be a good time to remind people to tidy up their stalls & lockers. You should have no debris or unsecure items within your stall & no flammable items within your lockers.

### Lets keep our community Tidy!

If you need a locker in your stall, you will need to have it approved by management before install. Please email [admin@gatewaysouthcentre.com](mailto:admin@gatewaysouthcentre.com) for approval.

## Discussion Forum - Shift Suite

We would like to Thank those who have been using the Discussion Forum. It not only helps other owners, it helps the Board & Management run the building efficiently. **Keep up the good work!**

For those **owners** who don't know how to use it:

- 1) Log into shift suite (on computer) not app
- 2) Go to communications tab, on top
- 3) Go to discussion forum, from pull down
- 4) Click on NEW TOPIC, top right
- 5) Fill in your discussion topic & body
- 6) Click on submit bottom right, (once) and wait, it can take up to a minute to publish.

Owners if you don't know your password, your temporary password was sent to you with your welcome package.



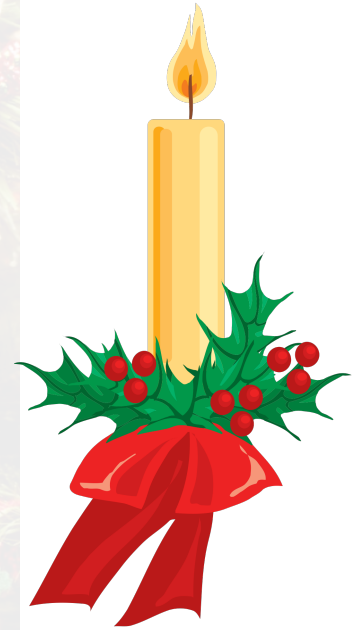
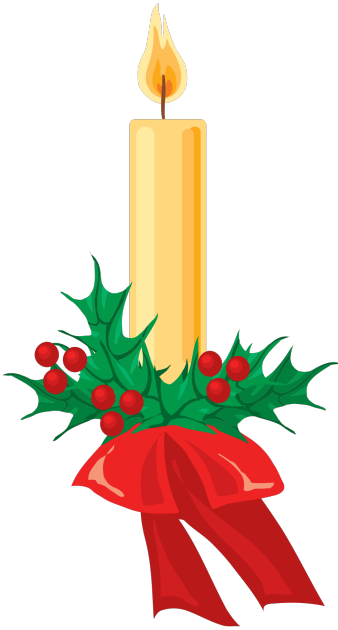
## Book Exchange



Did you know we have a book exchange located in the small lounge! There is a shelf in the lounge where you are welcome to take a book & leave a gently used book. Remember the lounge is accessible with your fob, Mon - Wed from 9am to 9pm.

*Christmas is full of shiny things  
That sparkle, gleam and glow.  
These holiday pleasures dazzle us,  
And yet, deep down, we know...  
That Christmas has its special gifts,  
But our year-round joy depends  
On the cherished people in our lives,  
Our family and friends.*

By Joanna Fuchs



**Please note: The Office will be closed for the Holidays this year from Dec 23 to Jan 1.  
We wish you all the best this Holiday Season**

### 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.**