



SPRING

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

AGM

Date: Wed May 1

Time: 7:00 pm

Owners; Mark the date in your calendar. Details & package coming soon.



EASTER GATHERING

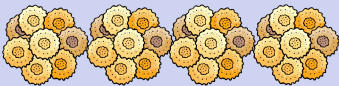
Date: Sun March 24

Time: 9:00 - 11:00 am

Where: Large Lounge & Centre Courtyard.

Come join in some Easter activities & Egg Hunt for the kids. (dress for the weather).

Goodies & drinks will be provided.



MONTHLY SOCIALS

You will see postings for Morning Coffee & Games afternoons.

Open to all!

If you have Ideas please email

admin@gatewaysouthcentre.com

President's Message

Dear Owners and Residents: It seems like just yesterday we were holding our annual AGM and yet another AGM is just around the corner. The Board has been very busy directing the affairs of building maintenance, aesthetic upgrades, and overall governance and we are anxious to report to you in May.

We have continued to engage AME engineering who are working with Convergent Technologies in upgrading and optimizing the mechanical facilities throughout the building. This follows the presentation given last year by AME and Convergent. The work is not very glamorous, however, the results will be positive and make for a much more comfortable building with systems which will last well into the future. As the long-term owners know, many of our building systems including the Geo-Thermal had issues which needed expertise to resolve. We have found that expertise and have been moving forward over the past number of years. Things like re-piping to optimal sizing etc. are just some of the projects taking place.

We are pleased to see the value of your properties increasing and recognition of a building like ours in the condo world. When we attend CCI (Canadian Condominium Institute) meetings, Gateway South Centre is often used as an example of a property that leads in overall maintenance, management, and livability. We thank our wonderful staff, residents, and owners for helping make this happen.

Social events and a sense of community is at the heart of the decisions made at the Board level. We are very aware of the importance of social interaction and support for one another. This brings up an important issue for owners renting or leasing their units to tenants. There have been a few situations in which tenants have either not understood or have not conducted themselves in a way consistent with the both the by-laws and thoughtful condo living. Most of these issues can be resolved with owners taking the time to properly vet incoming tenants and ensure they are aware of their responsibilities. Management is responsible to owners and cannot take on the oversight of tenants. We trust all owners who have tenants will take the time to properly manage their tenants and ensure everyone living in the facility feels safe and comfortable.

Again, we thank you for your trust in Management and the Board and look forward to continuing to serve you in the future.

Sincerely, Dennis Locking, President 2023-24

Newly Renovated Guest Suites

We have two Guest Suites available in the building. One in the NW corner and one in the SW corner of the first floor. Rental fees for these rooms are \$75/night.

For those of you who were not able to attend one of the open houses for our Guest Suites, here are a few pics. They now come with a queen bed, walk-in shower, all linens including sheets & towels, breakfast bar, desk, toaster oven, Keurig coffee maker, microwave, wi-fi & smart TV. At the end of each stay the room & linens will be cleaned by professional cleaners, included in rental fee.

Rooms are available to all living & owning at Gateway. However, owners will have to make bookings on behalf of their tenants.

Bookings can be made via your ShiftSuite Owners Portal under Amenities & will require a Pre Authorized EFT that will come out along with condo fees at the first of the following month. Owners will need to collect from their Tenants, please advise your management companies of this change.



Parkade Cleaning

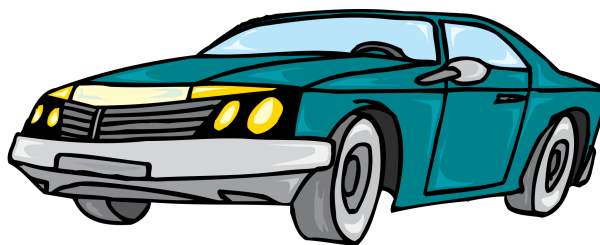
It's that time of year to start Spring cleaning the Building. This year we thought we would start with the Parkade.

With that, this is a Pre-Notice for a **Full Parkade Cleaning**, dates are scheduled for **April 15-17**.

With the parkade cleaning it is asked that owners inspect their stalls for oil or other spills prior to their cleaning scheduled date. If there is a stain present in your stall at time of cleaning, there will be a chargeback for the cleaning of the stain.

This is also a reminder to remove any loose items you may have in your stall.

Official notice with schedule will come out closer to the date.



The rabbit hops its gentle step
 The lark sings lyric songs
 All the world's alive again
 Spring rights the winter wrongs

— Jennifer Gunner

Community Safety

We would like to discuss this on a couple of fronts. The community can only be as safe as the community chooses to make it. And we would like to thank all for the efforts they have made in keeping everyone safe.

A number of years ago the community decided they would like to see residents take some responsibility for who they are letting into the building & parkade. This is why we have the current protocol on entering the building. In saying this, we don't want to see any confrontations. If someone is going to be confrontational please report to the office via email at admin@gatewaysouthcentre.com or security@gatewaysouthcentre.com. or alternatively call 403-200-1422 (listen to the prompts) and leave the details, including time & place.

Safety Protocols

Parkade

- Entry - As the entry sign says "**ONE CAR PER ENTRY**" - **Wait for Door to Close & Re-Open Before Entering**. In other words wait for the garage door to close before advancing to the Fob panel on the left. The Fob Panel has about a 4ft range for most. If you have a newer fob, that range may be greater.
- REMINDER TO ALL - The parkade is **ONE WAY!!** NO short cuts! People driving the wrong direction has caught people off guard & caused some near misses. **Please follow signs!**

Main & South Entrance

- Only you and your party may enter on your fob swipe.
- If someone is behind you - Kindly ask them to fob in or buzz the party they are visiting.
- If they refuse - report to the office with details - If you feel it warrants calling the police please call the Police non urgent line (403-266-1234).

SAFETY FIRST

If I don't know you, I cannot let you in.

Everyone must FOB themselves in or
 be buzzd in via intercom.

Let's talk about Balconies...

There is a section in our bylaws "Sec 62 (b) xxv" that talks about what is acceptable on your balconies. We are finding some units using their balconies as storage units for bikes, empties & other household items. Please let's keep our community tidy.

We are asking all to be in compliance of bylaws by **April 21, 2024**. At which time a review of balconies will be done & sanctions will be sent out to units that are in non-compliance.

A full balcony review will also be done during the fire inspections this June, when the general condition of the balcony railings & patios will be checked.

Please note There will be a **Large Garbage Bin** brought in **April 19-22** to dispose of any large garbage. Further details to come out closer to the date.

Excerpt from Bylaw Sec 62 (b) xxv

A unit shall not... use his balcony or patio or other areas outside of his building for the storage of personal belongings or other goods and chattels or allow or cause any household or personal effects or articles belonging to him to be kept anywhere except inside his respective Unit when not in actual use.

Additionally:

A) each Owner will comply with all requests of the Board or its representatives regarding storage of such items;

B) lawn furniture, storage boxes, planters, or an electric, natural gas or propane gas barbecue on a balcony or patio are permitted. Peat moss shall not be permitted in flower pots; and

C) bicycles are to be stored in Parking Units, storage areas or inside an Owners Unit, and shall not be stored on balconies or patios. Bicycles shall be walked, not ridden, down hallways, and only directly to and from an Owner's Unit for the purpose of storing the bicycle within the Unit;



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.