



SUMMER

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

FIRE INSPECTIONS (Mandatory)

Date: June 14 -24

Time: 8:15 - 5:00 daily

Bells will be isolated to the floor being tested that day, for the most part.

Unfortunately you can not book a time and they will start at the lowest unit number for your floor.

It is suggested you leave a key with a neighbour, then leave a note on your door with their contact info or leave a key with security in the AM.

There will NOT be a 2nd round of testing. A locksmith will be going along with testers to open suites where nobody is home. If a locksmith is used the unit will be charged back & subject to a bylaw sanction.

Check the schedule for your date. More notices will come out closer to the date.



President's Message

We are now well into Spring and with that come some changes such as changing of the guard. The Board of Directors met last week following our AGM to elect members to various required Board positions. Following a unanimous decision and after a number of years as President and Board Chair, Dennis Locking is stepping aside and I am your new Board President.

Dennis thanks his fellow Board members, management (Wanda, Cara and Steve), and you for your support as we took the dive into self-directed management. Doing this proved to be challenging, yet a very worthwhile experience. Dennis will remain on the Board for the next while in a supportive position as Past President and is committed to helping in any way he can. We have definitely enjoyed having Dennis' guidance and mentorship.

My background includes a career that spans 40+ years in the Energy sector and retired as Sr. Executive V.P. for a global process equipment manufacturing company. That career has come in handy in understanding the complex mechanics and process piping throughout this large complex.

We purchased our condo unit here in GWSC eight years ago and definitely enjoy living on site. The amenities, location and friendliness of our community is great and I would suggest hard to beat.

Our Condo Board will endeavor to be transparent and approachable as we strive to make this complex a welcoming, safe and comfortable property to live in. Going forward, we intend to have Open Houses/Town Halls to engage as many owners and residents as possible.

We have a very, very important task coming mid-June. The annual building fire alarm testing and in unit suite inspection of smoke detectors is mandatory and we ask for all of you to accommodate the technicians and follow the instructions that will be forthcoming from Management.

Stay tuned for future announcements and enjoy the summer.

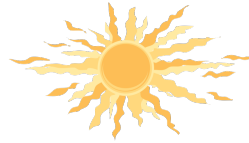
Ross Dillon, GSC Board of Directors President

AGM

This years AGM was held May 1. For those of you who missed it, it was a smooth meeting and the draft minutes will be forthcoming. A meeting was held post AGM to discuss the position each board member would hold for the year. They are as follows:

Ross Dillon - President
 Arron Taylor - Vice President
 Andy Gregory - Treasurer
 Mona Soyland - Secretary
 Dennis Locking - Past President
 Jeanette Bohach - Director - Social committee
 Geoffrey Say - Director - Gym committee
 Ryan Locking - Director

If you would like to create or help out on a committee please reach out to the Board of Directors at condoboard@gatewaysouthcente.com.



Property Behavior

We have some wonderful green space here at Gateway and we would all like to enjoy it for years to come. It has come to our attention that some are making it difficult for all to enjoy.

Smoking Habits - we are asking you to be considerate by keep this this inside your home & use some kind of air purifier to keep your habit from invading others living space. We have individuals in the community with health issues. Please be respectful & responsible. Also on the note of smoking, smoking is not allowed on common property (walkways & laneways included) Throwing butts on/off your balcony is a **fire hazard** & therefore a sanctionable bylaw. **Bylaw 62(b)(xxxviii) An occupant shall not.....**

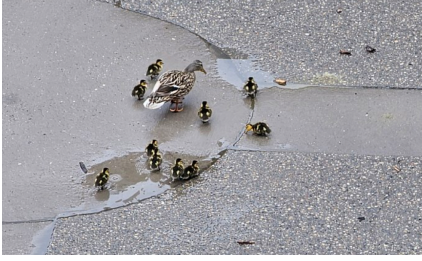
Smoke, vape or allow smoking or vaping of any product or substance anywhere on the Common Property except on a balcony or patio or other area designated by the Board and shall:

- 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;*

****Note*** Smoke from BBQ's & BBQ Smokers have also become an issue. Please keep the flames & smoke from your summer grilling under control.*

Noise - While living in a community where there has to be a certain amount of tolerance for noise. However we do need some limits, with respect to everyones liveability within the complex. We would like to see courtyard noise shut down by 10pm at night so people can start heading to bed & relaxing. This means no parties or playing in the courtyard after 10pm.

Outbuildings & Building Structures are NOT to be climbed on! Not only is this a hazard it causes damage to our property which you have all payed hard earned money to keep in good condition. There are playgrounds within walking distance of the building please make use of them.



Who doesn't welcome a dip in cool waters after a long journey with the kids? This photo was taken from a courtyard balcony without intruding on their playtime.

Photo Credit: Jeanette Bohach

Small Lounge - Book Shelves

The Book Shelf is to be used for reading material only. We ask that you not dump your old Text Books off in this area. There are also a number of DVD's in there for people to borrow.

Patio Gardening

Just because we live in apartments, doesn't mean we can't beautify our patios with our own personal green space. Container gardening is quite a joy! Don't think of your patios in terms of floor space alone - after all, you're arranging a garden, not patio furniture. There are planters perfectly designed for condo living such as vertical/ elevated planters or simply placing pots on your deck floor.

Choose your vessels wisely! You will want to select pots & containers that offer room to grow. Opt for self watering or use plant watering spikes, this will aide in avoiding root rot. If your pot doesn't come with a water collection tray at the bottom you should add one - after all you don't want to rain down on your neighbours fun.

Be wise about your choice of plants. Different sides of the building get contrasting amounts of sun. Here is where you will want to check the tags that come with plants. Here is quick list of ones that grow in our area: Tomatoes, Peppers, Lettuce, Herbs, Beans, Begonias, Geraniums, Coleus, & more. We are so lucky to have Greengate Garden Centre so close, they are always happy to answer any questions you may have.....Have Fun!

With Patio Gardening in mind this is a reminder to **keep your patio tidy....** *this means the only thing that should be on your patio is a BBQ, patio furniture & potted plants on the inside of your railings.*

source: <https://www.thespruce.com/planting-on-a-deck-tips-8549861>

Board of Directors

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

Director - Ryan Locking
Director - Jeanette Bohach
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.