



AUTUMN

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

OWNERS

OPENHOUSE

Date: Sept 25

Watch for notices to get time

Place: Large Lounge

Topics

- Elevators
- Capital projects: past, present & future



LARGE

GABAGE BINS

The Bi-Annual Garbage Bin Weekend should be taking place sometime in mid October

Watch for notices



President's Message

Some of you may have noticed we have a new smiling face in our Condo offices. Please welcome Riley Schatz who has taken on some duties that Cara was performing. Cara will still be here and is taking on additional duties which will allow Wanda more time to plan and execute projects while engaging with the multitude of trades that work to maintain and improve the efficiencies of Gateway South Centre. Along with these changes, you will see extended office hours. Please refer to new signage for revised office hours.

Personnel moves are an ongoing event in Gateway South Centre. To all new residents, welcome! If you are not familiar with the area, we are within walking distance to Fish Creek Park, playgrounds, schools, restaurants, medical facilities, C-Train station and of course South Centre Shopping mall. If you would like to engage within our community or our committees, please drop a line to admin@gatewaysouthcentre.com . Our office staff can also assist you in learning more about Shift Suite and how to book the lounges, guest suites or elevators for moving as well as information regarding our Bylaws and Policies.

It wasn't that long ago that Calgary suffered through a water disaster due to a broken watermain. I thank all residents in our complex that helped to conserve water. As a result, our water bill for the month of June did show a significant drop in usage.

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To a much lesser extent, we suffered a water line break in our own building on May 26. This flood was caused by a broken copper fitting on a one-inch hot water recirculating line adjacent to elevator #5. The worst part of that event was that elevator #5 was decommissioned due to water damage (electronics primarily). Following several meetings with an elevator consultant and the elevator maintenance company, purchase orders were issued not only for repairs, but included upgrades to #5 and all other elevators. We anticipate this will cure the angst directed to elevator performance. The targeted timeline for completion of this work is year-end 2024.

That flood unfortunately caused us to temporarily close bookings for the large lounge but is now back in operation and available for bookings. We intend to renovate the large lounge in Q1, 2025. The renovation will be handled by the same firm that did the redesign for the two guest suites and we are expecting the same successful result.

We did get some good news in August when we received our updated insurance appraisal. Our property is now valued at \$192,950,000. This is an increase from the previous amount of \$188,000,000. We are planning to have an Open House in the fall and are targeting September 25th. Our elevator consultant and contractor will give a presentation on elevators discussing operations, mechanics, life cycle and common problems. This Open House will be for owners only as there will be financial discussions on capital projects past, present and future. We also intend to have a 2nd Open House for all residents in Q1 2025 once the lounge renovations are complete.

Just as an FYI, the average condo complex in Alberta has 53 units. Compare that to our 500 units. Also consider the rather large footprint we have here compared to your typical high-rise building. We are one of very few condo complexes that are self-managed. By taking care of our own business and not having to rely upon a management company, we have been able to improve the efficiencies of our building by being proactive. Most of our project work goes unseen by owners and residents and has been directed to mechanicals, HVAC and structures. As we move forward, we want to put more focus on esthetics; think of renovations such as guest suites, new carpeting, paint, new gym equipment etc. Things you can see, feel and touch and will be accounted for within our Reserve Fund.

On behalf of our Management Team and our Board of Directors, I would like to thank you for your support and commitment as we work to maintain and improve this huge complex. Please be safe and enjoy the balance of summer.

Ross Dillon
President, Board of Directors 2024 - 2025

Traffic Safety

The City has installed 2 sets of (temporary) concrete pads on the east side of Lake Fraser Dr. One set is near the crosswalk down by Tim Hortons and the second set is across from the Holiday Inn entrance, When I questioned the City about the rationale behind this, the response was:

“Good afternoon, Mr. Dillon. Roughly a year ago our office, along with our traffic safety engineer, were invited to attend a meeting at the Bonavista Estates Senior complex to listen to concerns that the residents of both buildings were having. There were over 40 people in attendance and they shared with us their experiences navigating this section of Lake Fraser Drive. From speeding to congestion to concerns over crossing to access the amenities on the west side of the street, these were some of the items that came up. This meeting lasted well over an hour and as part of our action items was this addition (of concrete pads). As you noted they are a temporary installation method to see if there is a noticeable reduction in concerns.”

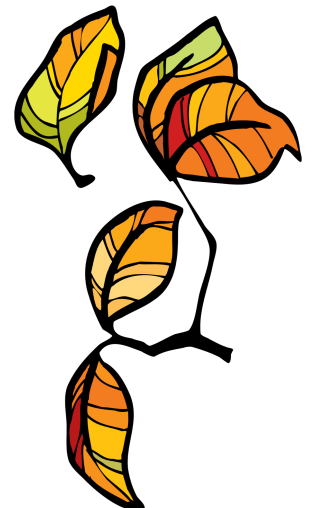
In my opinion, this action was not required as we have safe crosswalks to use when crossing the street. Please remember the speed limit on Lake Fraser Dr. is 50km/hr, not 30, not 40, not 60. Many times, I have followed people on this road doing 30, 35 or 40. I have even witnessed people passing the slow-moving vehicles. Going too slow is not safe. Going too fast is not safe. *Please be safe!*

Autumn



WORD SEARCH

E	A	X	W	A	L	R	S	T	S	T	
T	K	W	Q	U	E	E	F	G	C	N	Y
F	B	O	O	T	S	F	A	E	I	D	L
H	A	E	A	R	C	I	L	S	K	A	I
M	F	E	O	E	A	P	L	S	C	S	E
A	W	H	H	E	P	U	M	P	K	I	N
S	I	H	K	A	R	B	E	T	P	R	D
E	A	A	N	E	Y	N	M	R	O	A	C
O	R	J	X	K	V	S	N	C	G	R	Q
H	L	E	A	F	S	C	A	R	F	I	O



SCARF
TREE
ACORN
HAY

APPLE
FALL
PUMPKIN
SWEATER

BOOTS
RAKE
PIE
LEAF

Heat Pump Maintenance

Now that we are in September cooler weather will soon be upon us. With that, you will want to ensure your Heat-pump is up for the task. Make sure it is clean & in working order. Please refer to Shift Suite @ <https://gatewaysouthcentre.shiftsuite.com/LibraryDocument> , go to Show Folder and select Maintenance & Service from the pull down menu. This is where you will find multiple documents on how to maintain your Heat Pumps.

Annual PM (preventive maintenance) is recommended to ensure the heat pump is operating efficiently and potential issues such as dried out O-rings which can cause leaks are addressed sooner than later. Thus, resulting in minimized costs of repair. These are mechanical devices and any neglect that affects the buildings operations will be the responsibility of the owner.

converjnt

Converjnt Technologies now offers a preventive maintenance inspection service for your heat pump chassis. This inspection should be a spring and fall inspection to help ensure the proper operation of the heat pump chassis.

The Preventive maintenance inspection will help identify potential issues which could lead to premature unit failures.

So, what is covered under the inspection

- The chassis assemblies will be removed to allow for access.
- The evaporator will be cleaned and inspected.
- Condensate pan will be cleaned and inspected.
- New water line O-ring washers.
- Electrical & Wiring Inspection.
- Operational testing for supply air Temperatures heating and cooling.
- Electronic Refrigerant leak detection.

New pricing to come out at the Open House

Please note:

Access panels must be clear for access and free of any paint or adhesives. Any paint chips surrounding the access panels are the owner's responsibility.

A new filter for the chassis can be purchased from the condo Board for a low cost as required. Additional fees will be needed if the chassis is not operating within its designed operating design. These costs will be provided and subject to the owner's approval.

Please get in touch with our Service department to schedule your appointment.

Local: 403-291-3827

Email: service@converjnt.com

Sincerely, Mike Lima, Customer Solutions Executive.

Gym Update

You will have noticed that we have 2 new spin bikes in the gym and the TV's are now working. The first bike, a KEISER M3i can be run from a Keiser app (download to your smart phone) which is then linked by blue tooth to the bike. Or you can simply start peddling the bike and adjust the resistance with the red lever, the second bike, an ICG, has a built in screen which you can use to select various workout programs. You can also just peddle it and adjust the resistance with the black knob. We are planning to have an orientation for the bikes and some of the bigger equipment by a gym professional in the fall (date to be determined).



Geoff Say,
Gym Committee

"Autumn leaves don't fall, they fly. They take their time and wander on this their only chance to soar."

*- Delia Owens,
Where the Crawdads Sing*

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 * update

Phone & Email: Monday - Friday, 8:30 - 4:30 (excluding holidays)
Site Office - Tuesday -Thursday 12:30 - 6:30, Friday and 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.