



# 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 12th**

**Time 6:30**

**Courtyard & Large Lounge**

Once again this year we are 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.

See official notice for details!



## President's Message

The 2024 summer was not without some challenges, but at least the weather was good and we got past Halloween without a snowfall. Hopefully, the coming winter will be enjoyable with plenty of snow in the mountains so people can hit the slopes and have a good time.

We did have a very good turnout for our Open House in September. The elevator presenter did a great job and the feedback from those in attendance was very positive. We discussed some past, present and future projects and assured people the Capital expenses have been covered by the Reserve Fund. As a refresher, here is a brief synopsis of what a Reserve Fund is and what it addresses:

A Reserve Fund is a savings or a liquid asset set aside to cover unexpected costs or future financial obligations. These funds are regularly set aside into accounts that earn interest. Our reserve fund was a result of hiring professionals to perform a Reserve Fund Study. In basic terms, a Reserve Fund Study is a report that assists condominium corporations in understanding what they own, how much money they have, the timing of potential replacements, future costs, and, ultimately, how to pay for the replacements when they are due. A reserve fund study is a financial document that is meant to act as a guide to assist with planning corporate budgets. The study is not a technical audit and does not deal with detailed technical matters or invasive testing. Rather, this document takes a business approach to reserve fund management. A reserve fund study can include the following:

- a physical inventory of all common property (including building systems such as roof systems, exterior walls, pavement and landscaping, etc.);
- an analysis of the observed condition, actual and effective age, remaining economic life, and current and future replacement costs for each component of common property;
- a determination of the level of reserves required to meet anticipated future costs;
- an analysis of the current balance of the reserve fund and how much the condominium corporation has been contributing historically; and
- development of funding models to assist the Corporation in reaching its funding goals



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Each month, a portion of your condo fee goes into our healthy Reserve Fund. When we review and plan for our necessary spending, we are very considerate of how it affect our finances.

The large lounge will undergo renovations commencing January 6 and should be completed within 8 weeks. We will have another Open House for all owners and those living on site including renters. The timing of this is expected to be in Q2, 2025 following our annual AGM.

Elevator Update: A purchase order for new “Door Operators” for all cars and other necessary parts for elevator #5 was issued in July. Our elevator parts are not stock items. Long lead times cause delays in getting the elevators back up and running. It is believed that when the door operators are replaced, the down times will be significantly reduced.

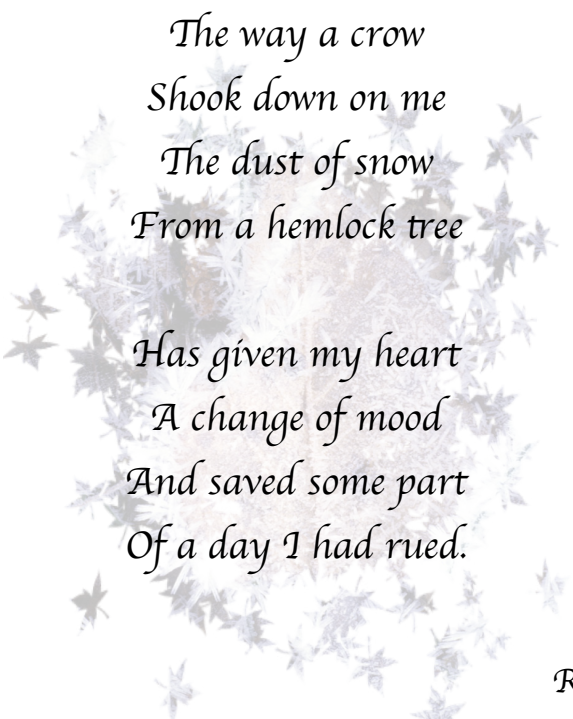
We have had a change of personnel as two Board Directors have vacated their positions. Special thanks and appreciation go to Ryan Locking who has served on the Board in various capacities for 13 years. He will be missed and always welcomed. Our Bylaws protocol was followed and two new members are now on the Board. Please welcome Cynthia Cordova and Sue Jiang. This is a good thing in that new personnel bring in a fresh train of thought, a wealth of experience and their own unique skill set.

Soon enough, winter will be upon us and with that brings our annual tree lighting night in the center courtyard accompanied by refreshments and seasonal music. As a reminder, our Social committee has coffee time, game days and puzzle challenges ongoing throughout the year. If you have suggestions pertaining to other social activities, please drop a line to [admin@gatewaysouthcentre.com](mailto:admin@gatewaysouthcentre.com)

Your Condo Board and Management Team will continue to make Gateway Southcentre a safe, secure and sought-after facility. We value your input, trust and cooperation. Please enjoy living here and take advantage of the gym, the lounges and the guest suites.

Enjoy a very festive Holiday Season and have safe travels.

Ross Dillon, GSC Board of Directors President



*The way a crow  
Shook down on me  
The dust of snow  
From a hemlock tree  
Has given my heart  
A change of mood  
And saved some part  
Of a day I had rued.*

*Robert Frost*

## Parkade Matters

### STUDED TIRES

It is Gateway policy that No vehicle shall have studded tires in the parkade. The reason is that in 2019, every owner paid a combined total of \$250,000 for Phase 1, Which included 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. Pursuant of Section 5[g] of the policy states; If you have studded tires or studs, you will have to park on the street or remove the tires or studs.



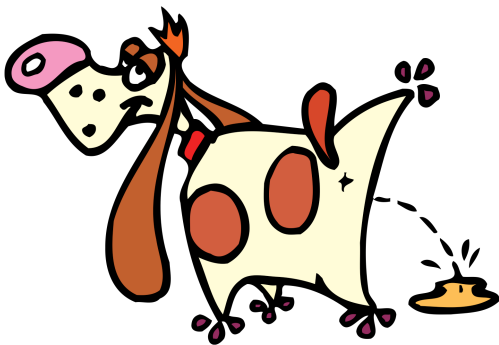
Everyone's compliance in this matter will help keep the budget in check.

### 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 unsecured items within your stall & no flammable items within your lockers. Storing Items outside a storage locker is easy pickings for thieves.

There are brooms throughout the parkade. Please use them to sweep grit and debris to the pillar in the laneway of your parking stall so our parkade cleaner can come and clean it up and keep the dust under control.

Let's keep our community Tidy!



### Dogs

A friendly reminder to take pets OFF-site to do their business: no one appreciates pee stains at our entries. It's gross and changes the PET community culture. Entries are people's "first impressions," we want our best impressions on display!

While on this topic, the parkade is NOT the place to relieve your pet.

## Seasonal Decorating

While we all love to see all your seasonal decorations, this is just a reminder that fake foliage is the best when living in a multi-occupational dwelling. If the real thing is a must for your family, purchase them closer to the big day. Please clean up any mess left behind when transporting your tree and other goods and ensure they are watered to avoid them being a fire hazard. After the holidays, your trees are NOT to be disposed of in our garbage bins. The city offers several locations where you can dispose of your greens.

Seasonal patio/balcony lights and decorations: Please remove all seasonal decorations from your patio/ balcony by February 15th.

*Most of all, have a Festive Season!*



### Parkade Driving

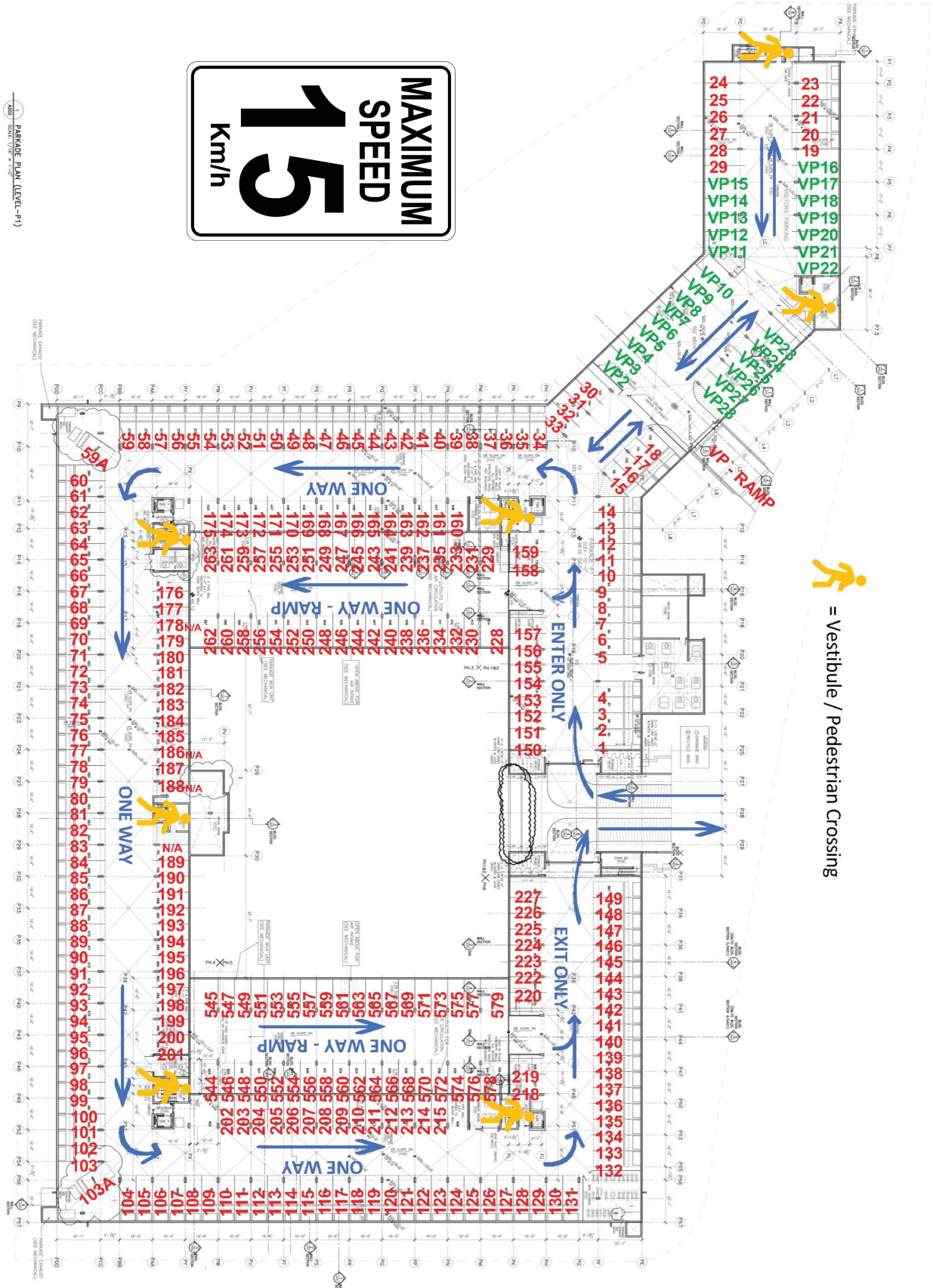
This is a reminder that the entire parkade has a single driving direction, as arrows indicate. The following two pages are maps to indicate the directions of the parkade. We ask that all abide by these directions to avoid possible accidents, as there have been some near misses in the past. On top of this, be mindful when rounding corners of the parkade, as there may be people walking around those corners,... take a wide path!

We would also like to mention the speed limit is 15 km, as posted throughout the parkade.

If we find that occupants cannot correct these actions, we will need to post Security to provide education and enforcement on the matter! (an added cost to the corporation that can increase condo fees)

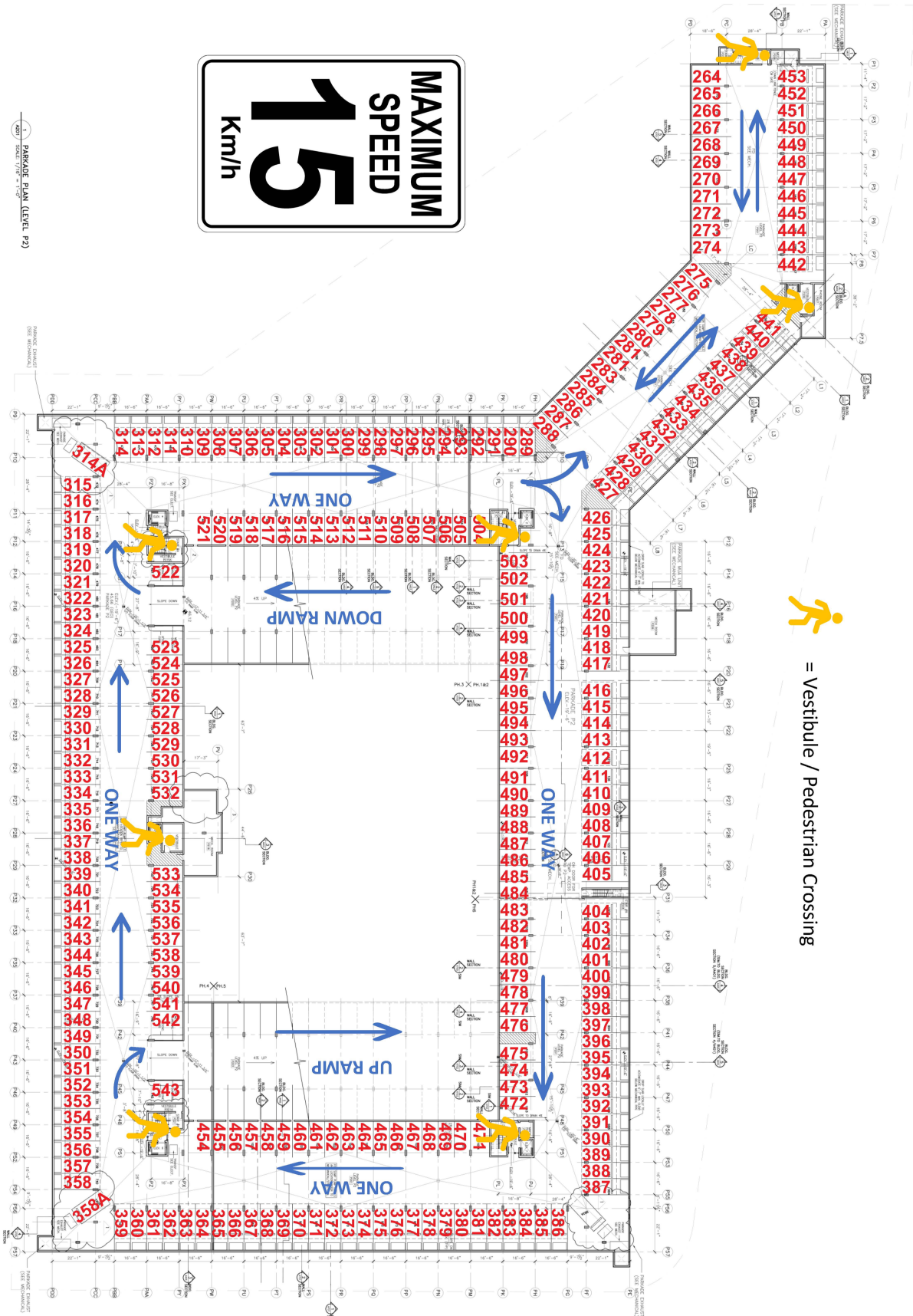
# Parkade Education

## Parkade Level 1



# Parkade Education

## Parkade Level 2



## Suite Maintenance

### Heat Pumps

In the past, we have seen people use a third party to maintain their heat pumps. Sometimes, they have had to call Convergent after the fact, which has cost them more money.

It is corporation policy to use Convergent to maintain your Heat Pumps. The reasons are: 1) Convergent maintains the HVAC for the entire building. 2) They have a test bench on site to perform diagnostics. 3) They know the building, system & specs. 4) If they find anything that affects building operations, they are on top of it.

Convergent also offers a Preventative service package, much like you would take your car in for a service appointment. The preventive maintenance inspection will help identify potential issues leading to premature unit failures. They can be arranged by going to Shift Suite>Document Library>Convergent - Heat Pump Maintenance or calling Convergent at **403-291-3827**

### Utilities

We want to remind people that you are still paying utilities; just because you don't directly pay them, you are paying them via your condo fees. The Board works very hard to keep fee increases at a minimum. We would like to see our residents work just as hard. Yes, some things are unavoidable from an operations perspective, but we are working on improving things every day.

With regards to water, make sure you are exercising your hot and cold water valves, which are usually located in your laundry closet. If they are seized, contact the office immediately via a service request

Thank you in advance for your awareness on this issue.

## Hallway Hazards

It has recently come to our attention that Doormats and shoes left in hallways and stairwells are a tripping hazard and, therefore, against the Fire Code. On top of this, they become an issue for people with mobility issues and our cleaners. The hallway is common property for passageway. If you need a doormat, it is asked that you keep them inside your door,



### Board of Directors

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

**Director** - Jeanette Bohach  
**Director** - Geoff Say  
**Director** - Cynthia Cardova  
**Director** - Sue Jaing

### 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.