



SPRING

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

ANNUAL AGM Pre-Notice

Date: April 23, 2025
Time: 7:00 pm

If you have specific questions you would like to discuss at the AGM, please submit them to the GM at gm@gatewaysouthcentre.com

Formal notice will be sent electronically later. Please sign into the Shift Suite website & ensure we have your correct email address to ensure you receive all communications <https://gatewaysouthcentre.shiftsuite.com>

ANNUAL FIRE INSPECTIONS Pre-Notice

In-suite Inspections
June 16-19

Common area Inspections
June 19-24

Formal Notice will be sent at a later date.

President's Message

Well, we have made it through another winter, or at least most of it. For the most part it was a mild winter and I hope all of you got through it unscathed. Soon enough, the streets will be swept, the grass will be green and the courtyards will be in full bloom.

We have continued to see progress on our Reserve projects, the two most anticipated ones- Elevator 5 and the Large Lounge are now operational again. Completion of both projects will see some operational policy changes so stay tuned for this summary to come out from our management team.

Reserve projects being addressed in 2025 are:

- Phase II Parkade Membrane (P1) – anticipated start of March/April
- Domestic Hot Water distribution balancing – specifications being developed
- Elevator door operators – will be completed one car at a time, and once car 5 is operational.
- Roof (X300 block) – the roof will be closely monitored as the spring thaw arrives, we know we have water penetrating over the x300 block but don't know yet if this will lead to a repair or replacement.

We have been able to repurpose furniture and art from the large lounge. There is now a small library with reading chairs located in the 2nd floor lobby above the north entrance and you may have already noticed the updated and refreshed south entrance lobby.



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Our annual AGM will be held on April 23rd and it will remain a hybrid format. However, owners will be able to join the meeting in person in the large lounge or join on-line while enjoying the comfort of their home. We will have seating for approximately 100 people in the lounge, but note, this will still see the flow to the AGM remain as virtual, and the management team will be on hand to record votes and questions back into the virtual platform.

With the good weather on the way, we would like to remind people that pets are not allowed in the courtyards. Also, for the courtyards, children can draw on the sidewalks only, while only using sidewalk chalk.

I want to thank our management team for their care and dedication in maintaining and improving Gateway South Centre, which is home to approximately 1200 people. Your continuing support of our endeavours does not go unnoticed and is greatly appreciated.

Ross Dillon, President 2024-25



SPRING CLEANING

Cheat Sheet

KEEP YOUR
HOME IN
TOP SHAPE

- **Clean all lights** with soap & water, lampshades with lint roller and think about changing remaining incandescent lights over to energy efficient lights.
- **Deep clean** carpets & upholstery furniture... don't forget your curtains, throw pillows & rugs (check tags for cleaning method)
- **Clean those Appliances** - it will keep them running smoothly!
Throw some vinegar in an empty **Dishwasher** to sanitize & break down calcium buildup. Most **ovens** have a self-cleaning setting these days. It's a good time to make use of it & make that oven sparkle. **Fridges** - pull everything out & give the fridge a good scrub, throw out old, expired containers & reorganize. Make your fridge self-clean by lining the shelves with Press n' Seal plastic Wrap. When a spill occurs, just peel & re-apply. Your **Washing Machine** also needs a little attention (especially front loading) as per manufacturer instructions. You can also vacuum out the lint trap of your dryer.
- **Closets** - It's time to put away those winter clothes & bring out the fantastic summer ones. While at it, declutter & donate clothes or items you no longer wear or use.



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New Elevator and Lobby Bookings

We are taking measures to reduce the down time of elevators and congestion of lobbies / parking lots during moves and deliveries. As a result, booking procedures have changed:

- All Units, Including those on the main floor, **must** book a move.
- Reservations to be submitted 10 days prior to the date of lobby/elevator required - 30 days is recommended as bookings are accepted on a first come first serve basis
- Instead of booking an elevator, you will be booking a lobby. Any elevator needs will be assigned by the administration
- Owners are to book moves through the ShiftSuite website (Amenity Booking Tab). Any move requests from tenants will not be considered and will be redirected to the owner.
- Upon submitting the reservation, owners accept and authorize a \$250 key/security deposit and any subsequent charges that may be incurred during the booking should any such concerns arise.
- When your booking request is received, a confirmation email from ShiftSuite AND an email from Administration containing your move details will be sent.
- Elevators and Entrances are scheduled for use between the hours of 9:00 am - 12:30 pm and 1:00pm - 4:30 pm depending on the entrance. Moves must be completed within the reserved 3 hour time slot. Please coordinate accordingly with your movers.
- Security will actively be monitoring moves/lobby activity. Moves not booked and authorized by the Corporation will be subject to applicable sanction fees.
- Bookings may be declined based on key availability, pick up arrangements and notice given.

The Move Policy will be posted in the Documents Library on ShiftSuite. Notice will be provided when available.

Thank you for your attention on this.



Gym - Closure for cleaning

The gym IS **CLOSED on Wed's from 1-3 pm for cleaning**. If you are IN the gym at 1:00 – please leave, as posted on the door, so Janitorial can do their thorough cleaning! Gym privileges will be restricted to those who don't oblige.

Deliveries

We do **NOT** have concierge. Office staff is not responsible to sign for your deliveries. Please make sure YOU meet delivery drivers at the appropriate entrance.

Large Lounge Refresh

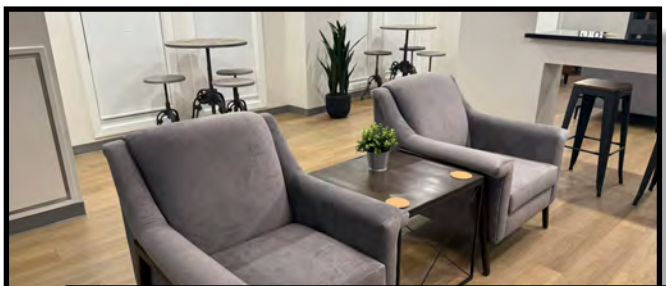
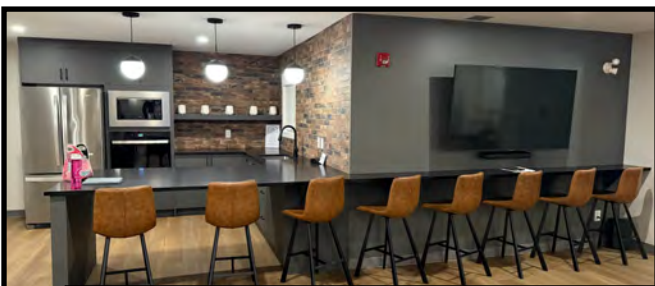
Guess what? The big lounge is finally back in action! It's been given a fresh new look. You can now comfortably seat 70 people in the chairs, sofas, and benches, and there's also plenty of room for about 30 people to enjoy a meal in the open configuration. Oh, and the kitchen has been completely revamped with a brand-new fridge, wall-oven, and microwave. The lighting is super bright and makes the new Luxury Vinyl Planking look absolutely stunning. And the pièce de resistance? A multi-coloured flame electric fireplace lights up the far end of the room with a brick wall. It's like a little piece of heaven!

In consideration of the renovations, please note the changes to our reservation procedures as below:

- Reservation requests are only processed on Tuesday's between 12:30pm-6:00pm and must be received a minimum of 3 days in advance excluding weekends and stat holidays. If your request is submitted outside of these parameters NO approval will be issued.
- Owners will receive a confirmation email (from Shiftsuite) AND an email from Administration confirming the booking and providing the Lounge Access Code and Lounge Etiquette details
- Owners booking on behalf of a tenant(s) need to forward booking communications with the access code and etiquette to their tenants! Management will no longer send reservation communications to tenants.
- Hanging of decorations is NOT permitted. No tape, tacks, nails or adhesives of any kind are to be used. Helium balloons require anchoring – please do not use glitter, confetti or bubbles.
- No signage providing directions or event information is to be posted on the walls, pillars or in the entrances/ lobbies.

This policy will be posted in the Documents Library on Shiftsuite. Notice will be provided when available.

Thank you for your attention and action on this!





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Our little Library Nook

Just a heads up, if you've been wondering where our library moved to, it's now in the lobby of Elevator 1, on the second floor. You can find your next great read or movie here. It's a take-one, leave-one system.

It's up to all of us to keep this space clean and tidy. Please don't leave old textbooks, boxes of old novels, or movies here. Those are best suited for thrift stores or secondhand bookstores.



Enjoy!

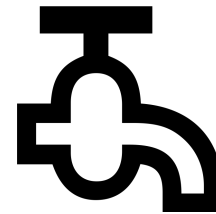
In-Suite plumbing

Homeowners are responsible for maintaining their suite's plumbing. Plumbing can age and joints leak.

Some items to look for:

- Washer hoses: Have they been replaced with braided steel hoses?
- Showers: Do they have a good seal?
- Toilets: Is the valve leaking? Is the wax seal leaking? Do they need replacement?
- Bathroom sink taps: Are they corroded? Do they need replacement? Check under the sink for leaks.
- Kitchen sink taps & sprayer hose: Are they corroded or wearing out?
- Dishwasher: Are the joints & hoses in need of replacement?

Any leaks originating from a suite are the owner's responsibility.



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 Jiang

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.