



# SUMMER

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

## WINDOW WASHING

**May 26 - June 5**

Please remove your window screens to have your windows cleaned.

*See Notice on Shift Suite*

## ANNUAL FIRE INSPECTIONS

**In-suite Inspections**

**June 16-19**

**Common area Inspections**

**June 19-24**

*Formal Notice will be sent at a later date.*

## CANADA DAY CELEBRATIONS

**July 1st @ 4:30**

**Large Lounge**

Join in the fun & grab a burger while at it

*Please look for the sign up sheets at both entrances & sign up before May 31st*



## President's Message

Here we are once again heading into the summer months. With that, we see that the woodpecker birds are actively pecking on the building. Unfortunately, these birds are a protected species so there is not much we can do to take care of this issue.

In the summer, children will be playing in the courtyards and we respectfully ask that playtime ends at 9pm so the people who have units adjacent to the courtyards can enjoy some quiet time in the latter part of the evening. Please know that only sidewalk chalk can be used to draw on the sidewalks only. Please, no drawing on the building.

In late April we held our first virtual AGM. Many people attended in person and there was a large number that joined online. This meeting was a big success and we had many compliments from people who appreciated the virtual format. The Board of Directors were voted back in and we, along with our Management Team will continue to operate in a most efficient and proactive manner.

We have a one-way fire lane parallel to Lake Fraser Drive. This is not a loading zone. This is a no parking zone with numerous signs indicating that. Time and again, we see vehicles parking there. We have security on site on a rotating basis and will direct them to monitor the parking and they do have the authority to engage Calgary Parking Authority to come on site to ticket and tow those vehicles that are in violation.

We will have a Canada Day celebration with BBQ and drinks in the central courtyard on July 1<sup>st</sup>. Please put this on your calendar and we look forward to having a great turnout. Next up, we will have another open house in the fall and will give plenty of advance notice when a date is finalized. Please forward suggestions to the office on what presentations you would like to see.



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### Project Updates:

- P1 level of the parkade has 3 sections to have the membrane upgraded. The first section is complete and the other 2 sections will follow later in the year. Also to be addressed are the walkways from Lake Fraser Dr. to the central courtyard.
- Elevators: #6 door operators have been upgraded and next up will be #1 to have new door operators installed and thereafter one elevator at a time until all have the upgraded door operators installed. These upgrades are expected to significantly reduce the down time we have been experiencing.
- We are still monitoring the X300 block of the roof. This is on the east side of the roof that has the solar panels on it. We anticipate there will be some repairs and hopefully not require replacement.

We are seeing too many people driving too fast in the parkade. Kindly follow the posted speed limit signs. Also, when rounding a corner, please go extra wide so there is no danger presented to pedestrians. Our trades and staff personnel have had several close calls almost being hit by vehicles when walking in the parkade.

Speaking of safety, please enjoy the summer months and if you are travelling anywhere, take your time and be safe. We all know there are distracted drivers out there, so please be aware!

Thank you,

Ross Dillon

Board President



## Amazon and other deliveries



Over the years, Gateway has experienced a substantial shift towards online shopping among its residents. Consequently, our mailrooms have been overwhelmed with packages.

Recently, management held a productive meeting with Amazon, and the outcome was that they will no longer deliver packages to the mailrooms. Our building is now scheduled for Suite delivery, and they will now use a dolly to deliver packages throughout the building. We have also been moved up the list to receive a Hub locker.



## Relieving your Pets

Do you take your dog out often enough to be relieved? Your dog should be relieved and/or walked every four hours. This can vary depending on your dog’s health and age. We have been finding too many accidents within the building and other common property. Please take your pets a minimum of three meters away from the building to have them do their duties. Better yet, take them for the walk they deserve.

The smell of dog urine or faeces is not a welcoming smell. Please keep our building clean!

Our bylaw policies state that units that are unable to control their pets’ bathroom habits will receive a fine, charged to the unit ledger. If the behaviour is not corrected, they will lose their pet privileges. On this note, please review this section of the Pet Policy regarding your pets’ bathroom duties;

### Sec 5.4 Relieving you Pet (Bathroom duties)

- a. The bylaws indicate all pets need to be removed from all common areas of the property to relieve themselves.*
- b. Dogs are NOT allowed within the Center or North Courtyards.*
- c. The Corporation has “hardened” off/created a couple of rock areas around the East and South entries of the Complex to allow a place for pets to urinate without killing sod areas; please use them, and do not forget to pick up.*
- d. Occupants who are found relieving pets on the interior or exterior of the common property will be subject to non-compliance procedures outlined in section 6.*

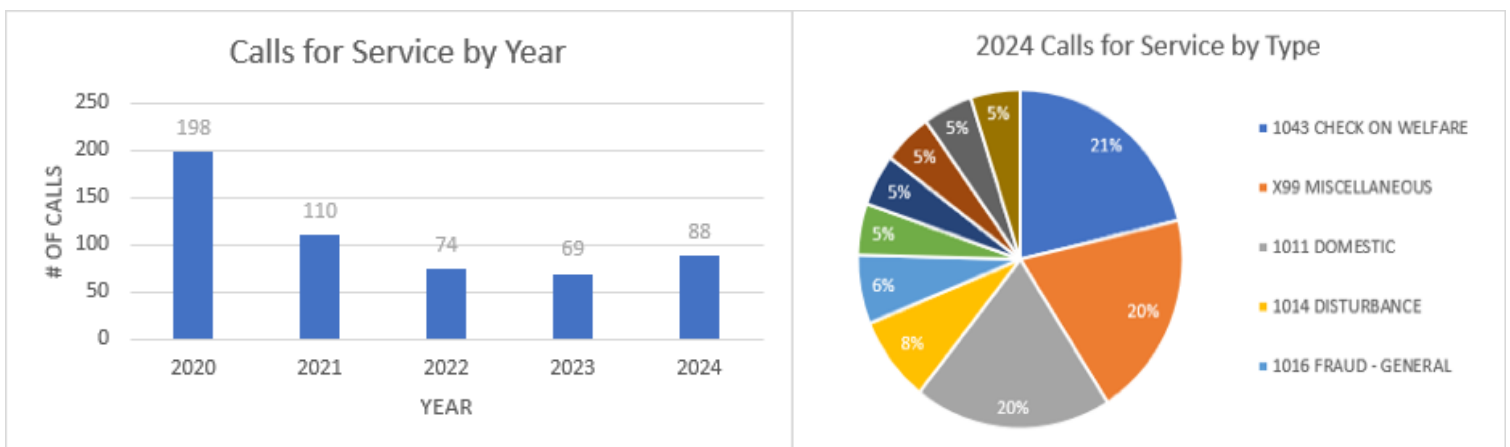
(complete policy available on your pet application)



## “Having a pet is a privilage not a right”

## Building Crime Stats

We thought we would share some good crime stats we recieved from the Calgary Police Service, pertaining to our building. Overall crime is down considerably over the last five years as seen in these graphs provided by CPS.



## Our Spring & Fall Bin Program

This program has achieved remarkable success, perhaps to the extent that it is at risk of being discontinued. Despite repeated reminders to refrain from overflowing the bins, individuals have once again demonstrated a lack of responsibility by disposing of items directly into the bins rather than organizing them properly. The program's funding is derived from our condominium fees, and any overflowing bins result in substantial surcharges from the waste management company. Consequently, unless individuals are willing to assume a greater level of responsibility in managing the bins, the program's continued operation may be jeopardized.



## Cigarette Butt Hazards!

It is sad that we have to inform you, that tossing cigarettes off balconies poses an **extreme fire hazard**. This act constitutes an immediate \$1000 sanctionable offence, levied to the unit ledger without prior warning. If you feel compelled to dispose of cigarettes outdoors, we recommend using a water or sand-filled container that is thoroughly cleaned regularly.



### Board of Directors

**President** - Ross Dillon  
**Vice President** - Cynthia Cardova  
**Past President** - Dennis Locking  
**Treasurer** - Andy Gregory  
**Secretary** - Mona Soyland

**Director** - Jeanette Bohach  
**Director** - Geoff Say  
**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.

Name: \_\_\_\_\_

Date: \_\_\_\_\_

# Welcome Summer!

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

Flip-flops

Ice cream

Fireworks

Fireflies

Swimming

Cookouts

Carnival

Fishing

Camping

August

Bikes

Beach