



AUTUMN

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

HEAT PUMP (furnace) INSPECTION/SERVICE

Now that we are headed into the cooler months get your Heat Pump Inspected to ward off potential problems.

Convergint knows our building, has a test bench at the building & has set up competitive pricing for our building.

To book your appointment

call: 403-291-3827 or email service@convergint.com

KNIT / CRAFT NIGHTS

Bring your knitting or other crafting skills to the large lounge on the **First Tuesday** of the Month, starting in October.

Oct 7, Nov 4, Dec 2
7:00 - 9:00 pm

Watch for notices



President's Message

Well, that was certainly a very wet July. As a result, the mosquitoes came out in full force. So much for enjoying time on our patios / balconies!

The Canada Day celebration and BBQ in the large lounge was a success and we had a good strong turnout with many residents opting to join in on the fun and festivities. Earlier in the year, we mentioned we would have another Open House in the fall. Preliminary talks are under way, and we will give plenty of notice when the date and format are finalized.

Thank you to everyone for your cooperation during the Parkade membrane work (1st of 3 phases), the Fire Inspections, window and parkade cleanings. Watch for the next phase of membrane work on P1 and the need for stall vacating and traffic flow re-direction.

Gateway South Centre is our home. It is your home. Please be polite to your neighbours and do not be afraid to say "good morning, good afternoon, hello" etc. Kindly show some patience when entering the building and the parkade and do not tailgate. If you have not already had the opportunity to meet some neighbors, try to attend one of the Wednesday social activities throughout the month. The schedule for these events is posted on Shift Suite as well as the bulletin boards. Should you have suggestions about other social events you would like to see, please notify the office personnel.

We are constantly working with Amazon to try and eliminate the overload of packages that you will regularly see in the mail rooms. It is frustrating when you order something and expect it to be delivered to your door, only to find the parcel has been left in the mail room, and even then, not in the mailroom where you get your mail. There has been much communication with them and as of now, no solution. We are not giving up!



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With the seasonal heavy and sustained rains our roof performance has been okay with any noted issues being resolved. We have however seen the odd envelope detail (exterior shell of the building) allowing water ingress with these heavy and driving rains. This is under review with our Envelope Engineer Consultant who is developing a plan for the resolution. Our envelope needs are not limited to water. We will also be creating a systematic program to start looking at exterior caulking, stucco and decorative finishing detail repairs. The Corporation is actively working with our Reserve Fund Planner to ensure funding can align with these needs.

The same heavy rains have challenged our sump pump systems in the parkade on P2 – hence the loud alarms and standing water in the parkade at times.

Elevator Door operators have posed some difficulties as a retrofitted item. It is still hoped that this work will reduce down times, but we also know there is no guarantee as the cars are obsolete – so we will continue to see interruptions in this regard. The Corporation is aware of this capital need and will continue to review and create the best strategy for the community going forward.

As always, The Board and Management personnel welcome your interaction, and we appreciate your input and continued support.

Thank you.
Ross Dillon
Board President

Smoking on Common Property

As a reminder to all there is NO smoking on Common Property as per Bylaws.

Excerpt from Bylaw 62. xxxix. the use and occupancy restrictions;

The use and occupancy of Units shall be governed by the following terms. An Owner and/or Resident 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, vapor 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;

****Please keep these bylaws in mind and think of your neighbours. We have many with various health conditions living in the community****

******PLEASE NOTE**** Tossing of cigarets or any fire hazards over your balcony constitutes as an immediate \$1000 sanctionable offence.**

Garbage Bins

Just a friendly reminder that we have 5 garbage rooms on P1 of the parkade. You'll find one at the entrance to the parkade, and also at elevators 2, 4, 6, and 7. When you're done with your garbage, please remember to break it down, especially boxes and packaging. Flattened boxes and packaging will fit more into a bin, so it's a win-win!

Also, if a bin in a garbage room is full, please move on to the next one. If a bin is overflowing, we get charged a bit extra, which unfortunately adds to your condo fees. So, let's all do our part to lessen condo fees.



Parkade Info

In the upcoming colder months, we anticipate an increase in activity within the parkade. Yes, some individuals prefer walking in the parkade and we would like to address several concerns.

As previously mentioned, a portion of the parkade's membrane was replaced earlier this year, with additional replacements scheduled. During the replacement process, it was observed that the drain grates had experienced premature deterioration, partially attributed to frequent vehicular traffic.

To mitigate this issue, we kindly request that residents drive in the centre of the lane and refrain from driving over the grates. This measure will not only enhance the safety of pedestrians but also ensure that the grates remain intact.

Furthermore, we will be installing poles at the corners of the parkade to prevent individuals from rounding the corners too closely and potentially surprising pedestrians. This installation will also encourage residents to remain in the centre of the drive lane, reducing the likelihood of driving on the grates.

We will provide regular updates on all projects within the parkade.

Regarding the parkade's layout, it is essential to note that the entire residential parkade is **one-way**, including ramps, as indicated by signage. We will include maps for reference to ensure compliance with this rule.

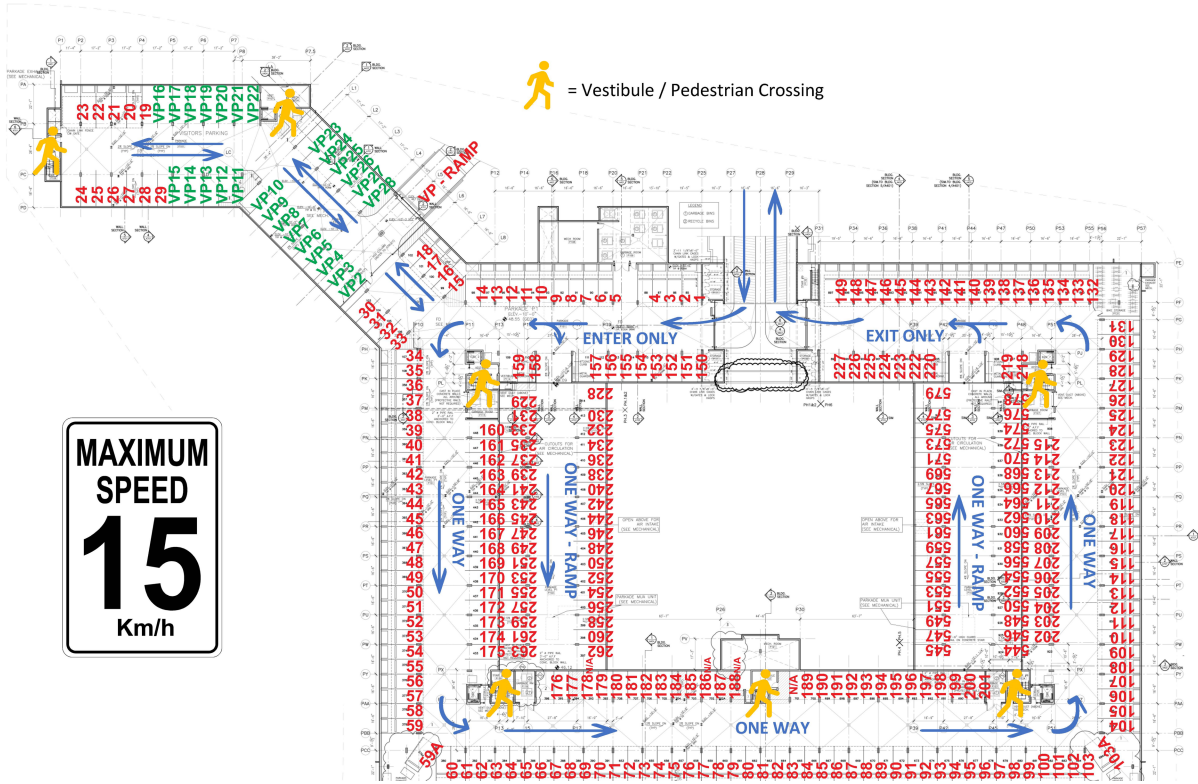
To date, there have been instances of drivers not using the one-way nature of the parkade. It is also crucial to remember that the speed limit within the parkade is 15 km/h.

Driveway Safety

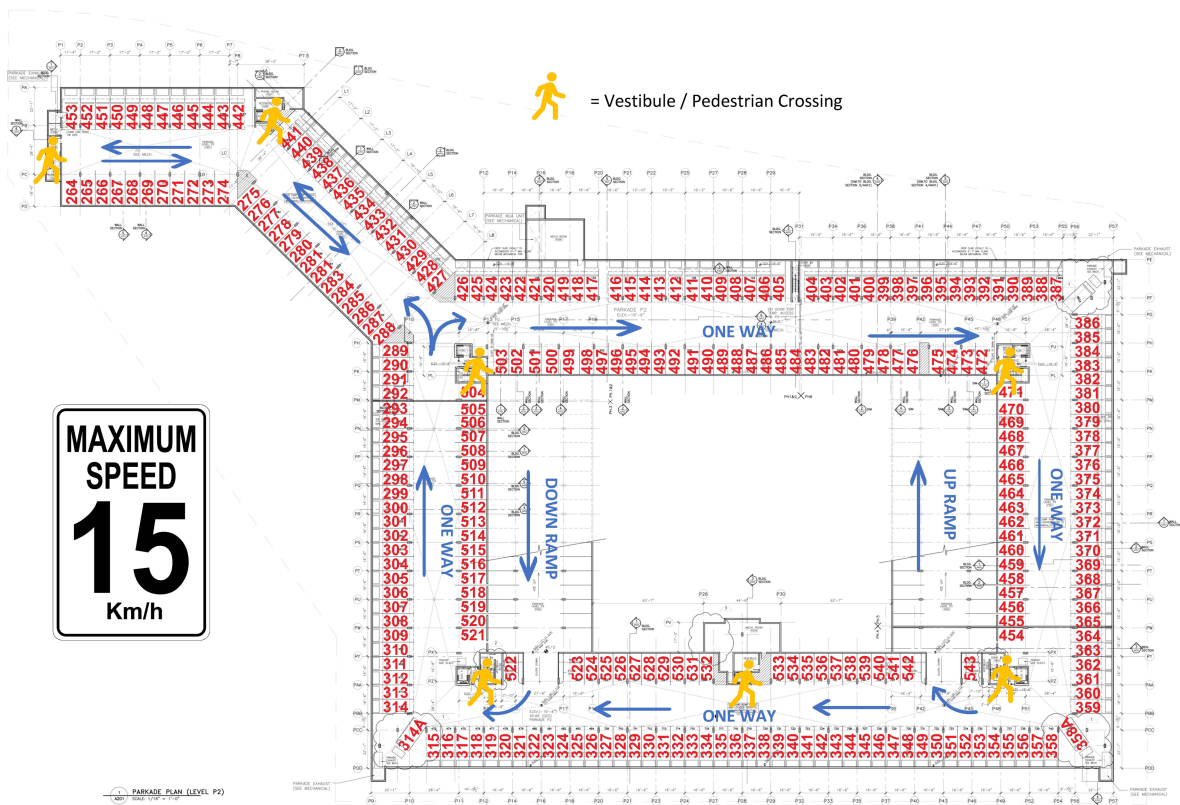
Something that's been on my mind lately. Kids have been playing on skateboards and scooters along the driveway and ramps into the parkade. While it's fun to see them having a blast, it's also a safety concern for both kids and drivers. We don't want anyone to get hurt, so I thought it would be a good idea for parents to have a chat with their kids about this. These areas are not skate parks, so let's make sure everyone stays safe and has a great time!

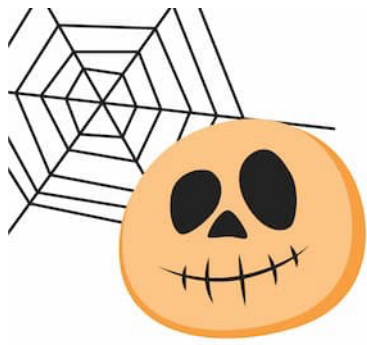


Parkade Level 1



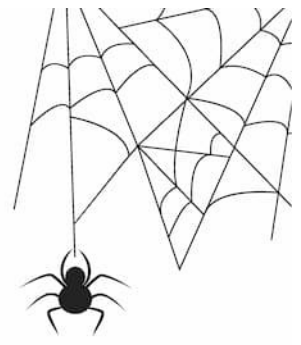
Parkade Level 2





HALLOWEEN

WORD SEARCH



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



FLASHLIGHT
COSTUME
PUMPKIN

MONSTER
HAUNTED
VAMPIRE

CREEPY
GOBLIN
GHOST

BOO
SCARY
PARTY

CANDY
SPOOKY



NOTICE

GOOD AFTERNOON,

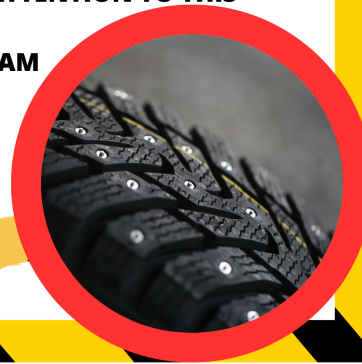
AS WE ENTER THE WINTER SEASON - AND WINTER TIRES ARE BEING MOUNTED / PURCHASED, PLEASE NOTE THAT IN ORDER TO PROTECT OUR PARKADE MEMBRANE, NO STUDED TIRES ARE PERMITTED!

YOU ARE REQUIRED TO NO LONGER DRIVE YOUR VEHICLE IN THE PARKADE UNTIL YOU REMOVE THE STUDS OR CHANGE TO NON STUDED TIRES.

ALTERNATIVELY, IF YOU DO NOT REMOVE THE STUDED TIRES YOU MUST PARK ON THE STREET!

THANK YOU FOR YOUR ATTENTION TO THIS

YOUR TEAM



Board of Directors

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

Social Committee - Jeanette Bohach
Gym Committee - Geoff Say
Director - Sue Jiang

Site Office Availability

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 (Ext. 3 after hours dispatch)
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.