



WINTER

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

WINTER SOCIAL

Join us in the season's merriment! Warm up with some hot cocoa, indulge in treats, and best of all, socialize with your neighbours while singing Christmas carols.

Thurs. Dec. 11

Watch for notices



KNIT / CRAFT NIGHTS

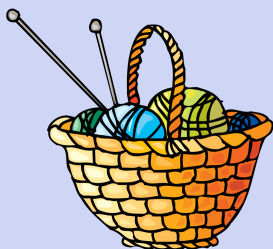
Bring your knitting or other crafting skills to the large lounge on the **First**

Tuesday of the Month,

Dec 2, Jan 6

7:00 - 9:00 pm

Watch for notices



President's Message

Here we go again. Summer seems to have flown by and winter is back. If you look on the bright side, we won't have woodpeckers damaging the building for a few months. Hopefully, most of the snow falls in the mountains and not in Calgary. Our landscaping contractor will do their best to keep the parking lot and sidewalks clean and safe, and grit bins are now back in place.

We had a good strong turnout at our Open House in October. We had a formal presentation from the Canadian Condominium Institute S. AB on the selection of Gateway South Centre being selected as Condo of the Year. This was a joint open house wherein owners and renters were welcomed and participated in some very good dialogue. COF (Condo Owners Forum) also chose to highlight Gateway South Centre in a one-hour video conference in November. Wanda Hogg (GM), Dennis Locking (Past President) and myself represented our community. We, meaning GWSC, are definitely being noticed.

We have been at times, somewhat overwhelmed with the amount of Amazon deliveries and the mailrooms being overloaded with parcels. With the Holiday Season coming near, the parcel deliveries will surely increase. Please do your part and collect your parcels in a timely manner. Some parcels sit uncollected for a few weeks at a time, and this is unacceptable. Thank you to those who provided feedback on our General Manager's post. The overwhelming opinion was NOT to spend money installing lockers as this isn't a corporation problem. Amazon users of the services need to do their part.

In the fall, our GM and Board personnel focus on the 2026 budget. We try our very best to manage the finances while operating this large complex. We focus on safety, security, preventive maintenance, repairs and livability. We always get asked about condo fees and will they be reduced now that the geo thermal loan is fully paid. The short answer is no and here is why: We have several large capital projects that need to be addressed and these are financed via the Reserve Fund that the monthly condo fees contribute to. The budget will be finalized in November and distributed the first part of December.



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At a previous open house, we discussed several future projects. That future is now here. As you know, we have a very large roof section. We have divided it into 7 sections. The next section(s) we have coming up for replacement happen to have the solar panels in place. These panels are used to pre-heat the hot water and they weigh quite a lot. They are mounted on top of cement curbs. These assemblies have now sunk about 2 inches into the roof membrane in several locations. In order to work on these roof sections, the solar panels and associated piping have to be removed. Another consideration is that this solar system is nearing the end of their life cycle. To replace them will be quite expensive and easily over \$1/2 million. If we use natural gas instead of solar, the estimated cost increase for gas is \$10,000 per year. We are doing more homework on this and will continue to engage our engineering consultants. Before any decisions are made we will engage owners and have a proper presentation in an open house early in the New Year.

The next phase of parkade membrane will run from November 10 until mid-December to complete. We hope going forward with a properly timed maintenance program we can avoid these extensive repairs and interruptions to your use of the parkade. You will see on the corners of P1 that we will have installed a speed bump and pylon marker – this is going to serve two purposes:

1. See vehicle wheels straddle the drain grates to avoid premature membrane wear and breakage, and
2. Provide a pedestrian zone to avoid vehicle/pedestrian near misses. If it works, we will be installing on P2 as well.

Looking forward to seeing everyone at our Christmas social gathering again this year. Please plan to join us for some cheer December 11th. A separate announcement will be forthcoming.

Please enjoy the Holiday Season and stay safe while travelling.

Thank you,
Ross Dillon, Board President



Want to Become a Board Member

The Board of Directors is recruiting new Members

- Are you an Owner at Gateway?
- You can make an impact with your thought-provoking contributions.
- You must have the ability to be part of the bigger picture, without individual agendas and work on a team.

if this sounds like something you would like to take on, we are currently looking for people to mentor and bring onto the board.

If you are interested please email the Board Secretary with your intentions and what you feel you can bring to the table.

Email: secretary@gatewaysouthcentre.com

Deadline for nominations: March 30, 2026

Are Your Drains Slow?

Do they Gurgle?

Even with our big building and long pipes, there's a simple thing you can do to help keep things flowing smoothly!

It's suggested to run hot water from your kitchen tap down your sink for about five minutes once a week. This will help push any sticky debris further out to where it should be, in the waste lines. The more people that do this, the better it will work!

Also, please avoid sending grease, wax or plant material down your plumbing. Flushable cat litter and feminine hygiene supplies can also cause backups in our building's plumbing.

Heat Pumps

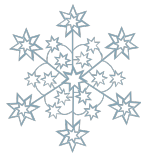
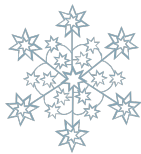
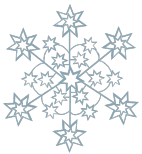
As the weather turns colder, the office is experiencing an increase in calls regarding malfunctioning heating systems. Several of these calls have been attributed to a clogged air filter.

Please remember to change your air filter every three to four months. More frequently if you have a pet. Additionally, if you use an ultrasonic humidifier, the fine white mineral dust it emits can also clog filters, necessitating more frequent changes.

If you are not changing your filter regularly and/or having regular maintenance performed on your heating system, you may be left with a very expensive bill in the middle of winter. This is something none of us want to experience.

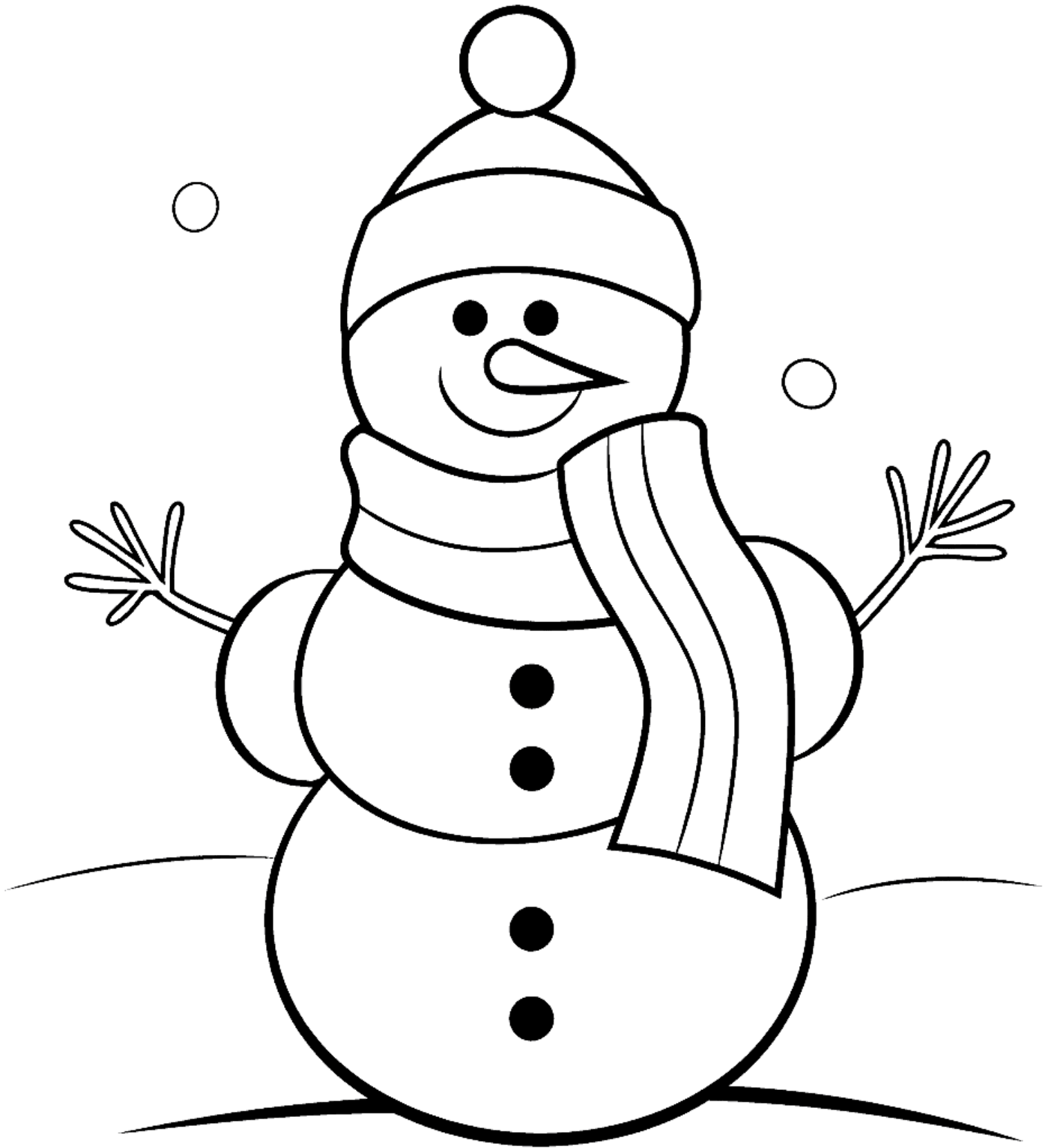
If you would like to schedule a maintenance check or have a problem, please contact *Convergint* at

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



*If we had no
Winter, the Spring
would not be so
Pleasant: if we did not sometimes
taste of adversity,
prosperity
would not be so
welcome."*

-Anne Bradstreet

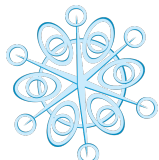


New Grounds Keepers

You might have noticed a new groundskeeping crew around the building. We'd love for you to help us welcome "Year Round Landscaping" to our team!

Whenever you see one of their staff members clearing a sidewalk, please give them a friendly hello!

Also, in the summer, we'll be bringing in "Kings Irrigation" to assist with our irrigation lines.



Holiday Office Hours

Closed

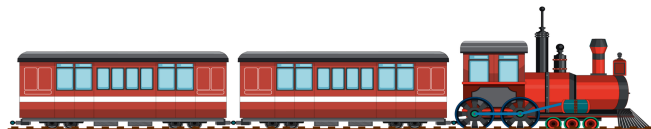
December 24 - January 5

Inclusivly

Please report any emergencies to
403-200-1422 (Ext. 3 after hours dispatch)

Realtors

Just a small note, you may have noticed the bus bench at the bus shelter outside the building is advertising GATEWAYCONDOS. You can be assured that the Board and Management are not affiliated with any Realtor stating they are working for or with the Building.



CPKC Holiday Train

Hey everyone, whether you're new to the building or have been a Gateway resident for years, one of the local favourite holiday traditions is the Holiday Train! It's a real train decked out in holiday cheer, complete with a free concert. Plus, it's a great way to raise money and non-perishable items for the local Food Bank.

Where: Anderson Train Station

When: Friday Dec 12

Time: 7:00 pm. (leave early - traffic backs up)

<https://www.cpkcr.com/en/community/HolidayTrain>



Board of Directors

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

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

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

Community Administrator
 E: admin@gatewaysouthcentre.com
Accounting
 E: accounting@gatewaysouthcentre.com



Save Energy, Save on Condo Fees, Save the planet.