



SPRING

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

ANNUAL AGM PRE-NOTICE

Wednesday, April 29

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](https://gatewaysouthcentre.shiftsuite.com)

PARKADE CLEANING MAY 4-6

Please sweep excess debris to pillars NOT DRAINS

Watch for notice

WINDOW CLEANING

This will happen once irrigation is turned back on.

Mid May

Watch for Notices

gatewaysouthcentre.shiftsuite.com

President's Message

It seems like just yesterday that we were heading into winter and already spring is upon us. So are those darn woodpeckers! There are new materials available to patch the existing holes made by the woodpeckers and once patched, they cannot penetrate those areas. Of course, this won't stop them from moving to new areas. If there is a legal and humane way to get these birds off the property, we would sure like to know.

I would like to thank you for your patience while enduring the lengthy parkade project addressing the surface membrane on P1 and the replacement of many drains. The noise and never-ending dust are now behind us. You are asked to avoid driving on the drain grates that are in the middle of the drive lanes. Driving on the grates damages them and causes noise to reverberate throughout the floors above.

In Q4 of 2025, the Management and Board personnel worked long and hard to develop and finalize a truly workable 2026 budget while minimizing the increase to condo fees. This year sees the building entering its' 20th year. Along with this comes several areas that have or will soon reach life expectancy. Our major reserve fund spend this year will focus on replacing two roof sections. The first section is the north half of the west roof that has the solar panels on it. The next phase will be the north section overlooking the Mazda dealership.

Elevators! What to say that we don't already know? All of us share in the frustration. We continue to have in depth meetings, inspections and discussions with our contractor and consultant all leading to a no easy quick fix. We are still digging into this and will update in a separate notice as soon as we can.

We are all aware of the (past) issues with security breaches wherein parcels were opened and/or removed from the mailroom. We held an impromptu open house to discuss this matter and had presentations by our security company and the police. Behind the scenes, we had a risk assessment audit performed and will implement several of the recommendations.

Continue...



...Continued

Our annual AGM will be held on April 29, 2026. More notices will be forthcoming as well as the complete AGM package. Again, we will hold the meeting in the large lounge as well as on-line for those who want to attend remotely.

We thank you for your continued support as we continue to make Gateway South Centre a desirable community to live in.

Ross Dillon,

Security - A Community Responsibility

While your management team is working diligently in conjunction with the police and our security team to ensure building security, it is important to remember that the building's safety is ultimately the responsibility of its residents. If a criminal tailgates you in by foot or car, that is your responsibility, not management's.

Please exercise patience and take a few extra seconds to ensure the safety of everyone. However, do not put yourself in danger. If you ever feel threatened or unsafe, please document the time and location of the incident and report it to the office via email at admin@gatewaysouthcentre.com as soon as possible. Management is interested in knowing about such incidents so that they can address the underlying behaviour.

Things to make note of

- Security firm has their own logo on clothing (ESM on front & SECURITY on back)
- Police and the Condo Board are aware of all events at Gateway and work with management to mitigate these issues.
- 300 monitored Cameras on site, working towards adding more cameras at entrances.
- Working towards cages for locking down mailrooms over night.

Things you can do

- Pick up packages within 8 hours or have them delivered off-site. They are extremely attractive to criminals.
- Wait your turn to enter the parkade as signage indicates. Refrain from honking at individuals waiting for the overhead to close. They are safeguarding your property and monitoring for individuals who may pose a threat to the building.
- When entering through the Main Door entrances, please close the door behind you. If you must use the Handicap Button, please wait until the door closes. Ensure the next person fobs in or buzzes the party they are meeting. The use of the HC buttons can facilitate unwanted access.
- See something, say something. Being passive can prevent a potential issue from being reported.
- Take pictures of parcels in odd places & forward to admin at admin@gatewaysouthcentre.com
- Request that the MLA amend bail laws. Thieves are released the same day they are apprehended (advice from a CPS representative).

Please note: Unfortunately we are unable to do a CCTV search for mailrooms without a police report.

THE BOARD of DIRECTORS

Is looking for 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 recruiting people and would like to hear from you.

Email: secretary@gatewaysouthcentre.com with your intentions and what you think you can bring to the table.

Deadline for submissions: April 17, 2026

Resident of the Year

The Condo Board is on the lookout for nominations for 'Resident of the Year'. We're looking for someone who has truly gone the extra mile to be a great neighbour. They should be enthusiastic about Gateway and be a real help to the community.

Please include the name, reason for nomination and unit number with your submission.

Please submit candidates to the office by April 20th at admin@gatewaysouthcentre.com



Projects

As the building ages, so does our infrastructure, which must be replaced when it reaches its life expectancy. This is where the funds you have been paying into the reserve fund, via condo fees, come into effect. We have been replacing the roof in sections to avoid depleting the fund. The next phase of this project will be the x300 and x400 sections of the roof. Notices will be sent out via Shiftsuite when this project begins.

Other considerations and planning include elevators, which are always on our horizon, and interior modernization. Please be patient as we update our elevators.

Bike Index

The Calgary Police has partnered with Bike Index, a free online bike registration service to help return stolen bikes to their rightful owners

Sign your Bike up today at
[BikeIndex.org](https://www.bikeindex.org)



Balcony Reminders

A Friendly Reminder to all, to move all barbecues away from the building siding. Any damages caused to the building, including smoke from an improperly placed barbecue, will be charged to the unit ledger.

As spring approaches, you will soon be cleaning your balcony for the warmer months. Please be considerate of your neighbours and sweep with a broom and dustpan or clean with a mop.

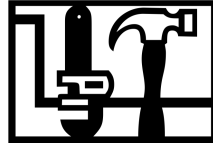
When watering plants, please avoid overwatering, which can cause dirty water to overflow onto patios below.

And Please remove Christmas lights!

Owner Responsibility

Did you know...

Under the Bylaws, if a maintenance issue arises within a unit, such as a non-functioning heat pump, a leaking sink, drain or toilet that impacts any part of the building, the owner is obligated to correct the problem. If not corrected, the corporation may issue a 10-day notice to bring the suit into compliance. Failure to do so may result in the corporation taking over and charging back all costs to the unit ledger with interest, for the benefit of all building owners.



All the World's Alive Again
 The rabbit hops its gentle step
 The lark sings lyric songs
 All the world's alive again
 Spring rights the winter wrongs

Jennifer Gunner

Cigarette Butt Hazards!

As warmer weather approaches, we would like to remind you that discarding cigarettes from balconies poses an **extreme fire hazard**. This act constitutes an immediate \$1,000 sanctionable offence, levied to the unit ledger without prior notice. If you feel compelled to dispose of cigarettes outdoors, we recommend using a water or sand-filled metal 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

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

This newsletter is produced by the Board of Directors in conjunction with Management.