



THE PEAKS NEWSLETTER

NOVEMBER 2010



YOUR ELECTED BOARD OF DIRECTORS FOR 2010-2011

Chair/Rental Issues: Russell Todd
Treasurer: Mike Peacock
Website/Projects: Don Clayton
Communications/HR: Carolyn Moland
Director: D'Arcy Johnston

ALL BOARD MEMBERS CAN BE REACHED AT:
board@radiumpeaks.com

On-site Manager: David Wing peaksmgr@nanonow.ca
EMERGENCY ONLY Telephone Number (250) 341-7022

Administration: Jesse Christian Home Office: 780-542-2612
Strata Fees, New Owners, Cell: 780-514-4724
Selling, etc. Email: justjesse@telus.net

NEW BOARD MEMBER

Please welcome D'Arcy Johnston to the board. We still have two vacant positions. If anyone is interested, please contact the board at board@radiumpeaks.com.

POPLAR RENOVATION

Thank you to all owners for being patient while the Poplar decks are under construction. The Poplar project should be completed by the end of October. If you have any questions or concerns, please contact the Board at board@radiumpeaks.com. The Board will issue a communication shortly with regards to the causes, repair cost and future repair issues that must be considered prior to the AGM.

Landscaping around the Peaks has been ongoing throughout the summer. Main entrances and island have been largely completed. There is still tree removal to be done. If you have any comments or questions, please contact the Board and we will pass them onto our newly formed Landscaping Committee.

Energy Initiatives – Dave Wing has been busy changing out old light fixtures and replacing with new energy efficient lights. Hallway exit lights upgraded to LED. Outside lighting has been replaced with light sensor switches and working well.

PEAKS SIGNAGE

The main entrance sign is being relocated easterly about 50 yards for improved visibility at the entrance. We are currently finalizing a new sign board display unit at the entrance for displaying all for sale/rent signs currently displayed. Owners will be advised before the changeover of display is required.

WINTER PREPARATION AT THE PEAKS

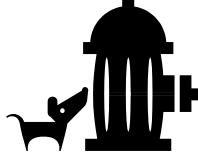
Dave Wing and a Board member will be conducting a suite by suite inspection with regards to heat. Each unit will be accessed between October 22, and November 15th. This is done each year in accordance with our insurance requirements.

In response to the cold weather coming, there are a couple of things you can do as suite owners to ready your unit for the winter.

1. It is suggested that when you leave your suite vacant, you leave the **heat on** but have the **thermostat turned down to 15°C (or 60°F)**. This will save on our energy bills and ensure that there is enough heat in your suite to keep the water systems from freezing.
2. Make sure all **windows are closed** but **leave all room doors within your suite open** so that there is circulation of warm air. This way you do **not** need to have the baseboard heaters turned on (again an energy saving measure). Ask your **Rental Manager** to ensure that this is done following **all** rentals.
3. In the **Poplar Building** only, the **PTAC** (heating – cooling) units have a small fresh air door that should be **closed** to keep cold winter air out.
4. Do not tamper with the heat settings on any common area heater – Dave Wing will ensure these are areas set correctly.
5. Do not prop stairway exit doors open for security and heat loss reasons.
6. If you use the outdoor hot tub – please **cover it when you leave** to lessen heat loss.
7. Gentle reminder that it is the Owners responsibility to have adequate insurance on their units. If there is an insurance issue, it is the responsible to pay the Peaks insurance deductible of **\$25,000** in the event of damage initiating in the owner's suite regardless of the cause.

PETS AT THE PEAKS

Please review your bylaws in regard to pets at The Peaks. Some pets are allowed for **owners** but there is a bylaw in regard to numbers and size of pets. Also, renters should **not** be bringing their pets to The Peaks. If you rent your suite, please insist that your rental manager keep it pet-free in accordance with our bylaws.



OUR RECYCLE BIN

Our **yellow recycling bin is located in the garbage building nearest the Poplar building**. The new recycling program in the area means that we can all pitch in and **recycle newspaper, mixed paper, cardboard, tin and aluminum cans, all plastics numbered 1 through 6 and plastic shopping bags** (but NO Styrofoam and NO GLASS). Bins located on private property must be filled to 75% on a monthly basis or the region will charge us to have the bin. Please be environmentally conscious and separate recyclables from your garbage. Recycling of bottles is still available by leaving them on the floor of either garbage building.



CHRISTMAS IS COMING!

The Peaks always looks very Christmassy with lighted decks, Christmas trees in the windows and a dusting of snow. Hope you all enjoy the Christmas season and all the festivities.

Just a reminder to try to **conserve energy** by **turning indoor and outdoor lights off and heat down** when you are away. Christmas lights will be allowed outside on individual decks from **December 1st until January 15th**. Also, please consider using an **artificial tree** or if you have a real one, **carefully discard it over your deck** (then to the garbage) after Christmas to keep all the needles out of the hallway carpets.



Owners are encouraged to check out the website for information and minutes from past meetings. There is also a new email address called suggestions@radiumpeaks.ca for owners to send comments.

New entry door codes will be done for January 15, 2010. Owners will be advised via the newsletter of the new code and date of change.

AMENITIES BUILDING NEW HOURS

The following hours will be observed for the amenities building: 12 hour period will be 10 a.m. to 10 p.m. from September to May and 9 a.m. to 10 p.m. in June to August. The new hours will be effective October 15th, 2010.

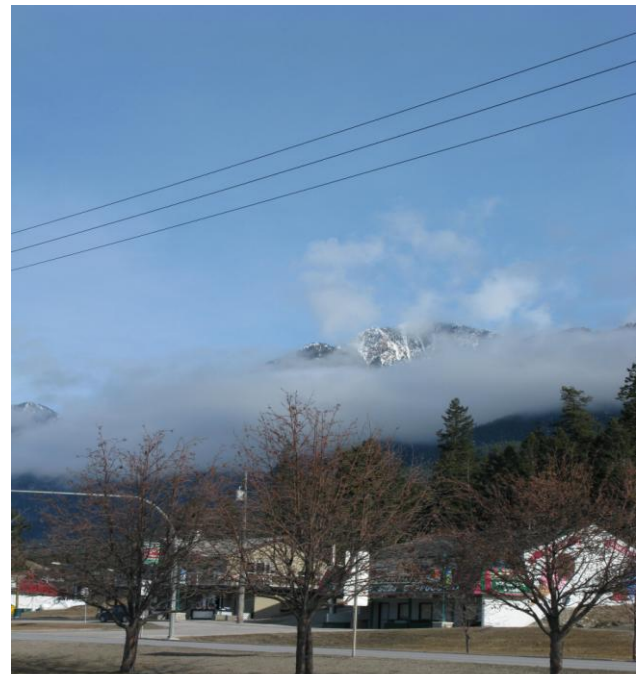
If you did not receive this newsletter by email - we do not have your email address!

WE NEED IT FOR BETTER COMMUNICATION!!!

Please contact Carolyn: carolyn@hrvirtually.com

PARKING ON THE PEAKS PROPERTY

Owners please be aware that the parkade parking spots are **individually owned** and not for general use unless arranged with the owner. Vehicles parked in a **private parkade spot, NO PARKING area or on the lawns will be towed** at the owners risk and expense. **No trailer parking** is allowed on The Peaks Property at any time.



IMPORTANT DATES AND ANNOUNCEMENTS

October 22 – November 15th – unit heat checks!

Please – NO TRAILER or MOTORHOME PARKING ON COMMON AREAS (including travel trailers, skidoo or boat trailers) ANYWHERE ON THE PEAKS SITE!

Owners' Website – Lots of excellent information and links. Also summaries of the council and AGM meetings - check it out: www.radiumpeaks.com