



THE PEAKS NEWSLETTER

MAY 2011



YOUR ELECTED BOARD OF DIRECTORS FOR 2011-2012

Gerry Nell	Board Chair/Sec./Owner & Rental Issues/ Landscaping
Mike Peacock	Treasurer / Financial Reporting for AGM
D'Arcy Johnston	Construction Projects / Site Manager Liaison
Carolyn Moland	Owner Communications / HR Support
Jim Parker	Capital Res.Study / Maint. & Operations Manual
Kevin Clews	Capital Res.Study / Maint. & Operations Manual
Brenda Berezuk	Bylaws & Regs / CHOA Interface / HR Support

To contact any member of the Board of Directors, please email board@radiumpeaks.com

YOUR PROPERTY MANAGEMENT TEAM

On-site Manager: Dave Wing peaksmgr@nanonow.ca
(250) 341-7022 (emergencies only)
Administration: Jesse Christian justiesse@telus.net

MESSAGE FROM THE CHAIR

It may be spring in Alberta, but summer has arrived in Radium! The lawns are green, the trees are coming into leaf and golf courses are already busy! The Peaks is going to have a bit of a look of a construction site this summer with our deck work, but hopefully this does not stop people from enjoying themselves while in the Valley! Although the decks in the Willow and Birch have been shored up, we have been cautioned by our lawyer and engineers to stay off the decks. If you rent your suites, please ensure that there is a sign on your patio door explaining the deck closure. To help mitigate the lack of deck use, the board has arranged for a "community barbecue area" adjacent to the Amenities Building. This could be a great place to meet some of your Peaks neighbours this summer. Throughout the next few months, we expect to have a number of contractors, construction workers and equipment on The Peaks property. Please give them space to work safely, respect all area closures and if you have questions regarding their work, please direct them to the Board and not to the contractors.

Just as a reminder, the Special Assessment, which was passed at the AGM, will be payable in one installment on June 1st via automatic bank withdrawal. The amount applicable to your unit can be found in the information sent out in the 2011 AGM package.

Minutes from the 2011 AGM and recent Board of Director's Meetings are available on The Peaks website at www.radiumpeaks.com.

I hope you all have a great summer!

THE PEAKS COMMUNITY BARBECUE

To help lessen the impact on residents of the Birch and Willow Buildings while your decks are closed, the Strata has purchased a BBQ and picnic table for your use. These are located at the front left corner of the Amenities Building. The area is open through the day and, like the rest of the Amenities area, is **closed at 10:00 PM**. If you use the BBQ area, please consider others and clean up after your use. Bon Appetite!



OUTDOOR POOL OPENING

It is that time of year again! The outdoor pool is scheduled to open on **May 20th** just in time for the May long weekend. So pack your bathing suits if you are planning a trip out to Radium mid May and beyond!

Hours of pool operation: Pools open daily at 9 am and close every evening at 10 pm. **A couple of reminders** when using the pools:

- **Please** do not bring liquor or glass containers into the amenities and pool areas. **No Smoking!**
- **Please** have an adult **supervise** any **children 12 years of age and under, at all times.**

We have umbrellas in the pool area for your convenience. Please take a moment to collapse them when you are finished using them. Strong winds can come up very quickly in the valley and this could cause damage or breakage to the umbrellas. If you do notice any damage, please contact the Property Manager.



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.

SUMMERTIME THOUGHTS

With the arrival of the summer weather and with more owners and guests using The Peaks, let's all consider the following:

- Be careful with your BBQ – do not leave it close to the wall as the siding may be damaged by the heat, and do not let it burn unattended! Remember to shut off the propane when you are finished cooking!
- As the fire season in the forest approaches, we all must take extra care around our forest retreat. Please dispose of cigarette butts responsibly! Supervise children in the forest near the complex – **please no campfires** out there! Be cautious with candles and other open flame on your decks. **If you see a forest fire, call 9-1-1**
- Please keep common laneways clear in the parkades and parking lots.
- The parkades are reasonably secure but valuable items that are visible in your vehicle or lock-up could be at risk. Secure all valuables in your trunk or take them up to your suite. Be sure that the garage door closes behind you as you leave the parkade.
- Quiet time in the complex is 10:00 pm – 8 am.
- Slow Down when driving through the complex – keep our children, owners and even pets safe this summer. The speed limit is 10 km/hr in the complex.
- Respect everyone using the pools. Pool-wide games may not be appropriate if the pool is crowded or if there are young children around. Please respect all pool rules as posted!
- If you see someone vandalizing our property or trespassing into the pool area after hours, please be a responsible owner and call the RCMP!
- Please **lessen our environmental impact** and help us reduce electricity costs! Turn off lights and **please turn off the air conditioners** when you are not in the suite – especially as you are leaving after a weekend visit! Notify rental cleaning staff to turn the A/C off after a weekend rental!

If we all use common sense and courtesy everyone will be able to truly enjoy their stay at The Peaks in the summer! Have a wonderful time!

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: board@radiumpeaks.com

CIGARETTE DISPOSAL

Please do not dispose your cigarette butts over the railing of the deck onto the lawn below! Owners of rental suites, please ensure there is a container for cigarette butts on the deck of your suite with instructions for your renters to use them! There are also cigarette disposals at the entrance of each building.

PETS AT THE PEAKS

Pets are allowed at The Peaks, however we do ask that those with pets keep them **leashed** when on the grounds or in common areas of our complex. Also, please **use areas off The Peaks property** for your pet's "potty breaks" and **pick up after your pets! Be a responsible pet owner!** We have young children and others in our complex who play on and enjoy the lawns. Also, **dog urine definitely damages the grass and trees!** We have all seen those dead spots in the lawn! **Please keep the lawns "Pet Free"** for the benefit of us all.



CHOA – CONDO HOME OWNERS ASSOCIATION

The Peaks Strata is now a member of the BC Condo Home Owners Association. Their website is www.choa.bc.ca. There is a wealth of information on that website for all of us as condo owners. Check it out – our password is "pine".

EXERCISE EQUIPMENT

The Town of Radium has installed 20 new exercise machines in Central Park just four blocks away from The Peaks. It is located at the corner of St. Joseph Street and Park West Road and is free for all to use.



IMPORTANT DATES AND ANNOUNCEMENTS

May 20 Pool opening
June 1 Special Assessment Payment

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

Owners' Website – www.radiumpeaks.com