



# GlenBrook Meadows

June 2017

## *Summer 2017 Newsletter*

We are proud of the Glenbrook Meadows community and happy to share the many benefits of condominium living. One of our unique benefits is the 4 acres with its bountiful green space.

Whether you are a new home owner, renter, or you have lived here for years, we hope this newsletter will keep you informed, remind you of the bylaws that provide us with a safe community and answer questions about our complex.

For all questions regarding Glenbrook Meadows please contact our Property Manager Judy Walker of Ultimate Property Management.

Phone: (403) 287-3056 during business hours or by email at [judy.walker@ultimateproperty.ca](mailto:judy.walker@ultimateproperty.ca)

### **24-hour Emergency Only**

Ultimate Property Management  
(403) 287-3056.

### **Board Members 2017-2018**

Chair: Sandy Larson

Vice Chair: Sylvia Griffiths

Secretary: Teresa Osborne

Treasurer: Nancy Turner

Landscaping/Snow: Stephanie Hay

Member: Bea McLaren

Newsletter: Steven Rothenburger

### **Parking**

There are a few parking spaces available for monthly rental; is one in front of Building A and two in the back lot facing Sarcee.

If you are interested or have any questions about your assigned parking spot or about parking availability, contact Judy Walker Ultimate Property Management.

If you require a visitor parking pass – please drop by a Board residence between 10am and 7pm. Please do not send visitors to obtain parking passes as they can only be issue to residents.

The parking lots are monitored 24/7. Vehicles that are parked unlicensed, illegally or overnight without a pass will be ticketed and towed.

## NEW BUSINESS

### Organics Recycling - Starts

June 15, 2017

The Board Members have delivered your personal organics recycling container and information on the program. The Organic Bins are located next to the current garbage/recycling bins. If you were not home you will receive a letter from Ultimate for pick up directions.

As a quick reminder, please test your smoke alarms and CO<sub>2</sub> detectors twice a year and replace batteries annually.

Liability water damage is \$ 10,000 deductible. Check the age of your water tank (less than 10 years) and that all hoses are draining properly

## SHARED SPACES

Bike owners are asked to move their bikes to the bike racks closest to their home. Bike, scooter, and stroller storage is not allowed in flowerbeds, or on common property.

### Maco Paving

All building entry ways have now been completed. Two speed bumps have been added to the south fire lane in attempts to slow people down as it has become a hazard.



The central grassed area is a safe place for children to play.

Playing in the parking lots, fire lane and climbing trees is not permitted. Our sidewalks and entries are shared so please do not leave toys and bikes on common areas.

For the safety of all residents please do not allow your children to ride their bikes on the sidewalks or in the parking lots

No open flames are allowed on patios, balconies or in green spaces. Please do not extinguish smoking materials in the dumpsters or gardens.

### Lighting

There have been new lights installed on multiple buildings for security, and the globe lights are changing to LED.

### Lost & Found

A watch has been found on the grounds, if you have lost one please contact unit #124, you will need to describe it to claim.

### Fertilizer

The trees have fertilizer lollipops – please do not remove or allow children to play with these chemicals.

### Pets

Glenbrook Meadows by-laws allow 2 pets per unit, with the exception - no snakes, spiders or reptiles.

All pets must be pre-approved by Ultimate Property Management before being allowed on the property.

Dogs must be on leash within the complex at all times. Weight limit for dogs is 50lbs full grown, and no aggressive breed of dog is allowed. Damages to property caused by dogs is the responsibility of the owner.

Please report all concerns about pets to Ultimate Property Management

If you are concerned about an aggressive animal or have barking complaints, please also report it to the City of Calgary Animal Control Services by dialing 311.