Office: 188 Primrose Gardens Phone: 780-481-4908
Email address: pgcorp@shaw.ca WEBSITE: primrosegardens.ca
OPEN 1st Tuesday of each month from 5:00 pm – 7:00 pm

FEBRUARY 2022

ARREARS

Please note that units in arrears will be paying interest effective February 1, 2022. We were lenient over the past 20+ months by not charging interest and allowing for suitable payment arrangements. Effective February 1/22, new arrangements will have to be made. If you have a current arrangement please reach out to the board if you would like to have it continue.

DEPARTURE

We announce that Whaid Noori has left the Board of Directors. We thank Whaid for his work with us over the past few years and wish him well in his future endeavors.

SNOW AND ICE

Residents are responsible for providing a clear pathway from the gate of your yard to the yard door. Please start chipping away at the snow and ice whenever you can. Warnings and fines can be issued if you do not do this. If you are a Senior please don't hesitate to contact the office and we will put you in touch with someone who can help.

GARBAGE / RECYCLING

Unfortunately, illegal dumping is still an issue. Sadly, most of the offenders are residents of our own community. Due to this we are reviewing an additional condo fee increase to cover these extra costs. Our garbage bins are picked up on Mondays and Thursdays. If the bins are full, please be kind and keep your garbage in your yard for just a few more days and deposit them when the bins have been emptied.

PARKING LOT CLEAN UP

Our parking lot clean ups went fairly well this year and has helped tremendously by ridding the lots of approx 5" of ice and snow. This is a very costly project and as such we require adherence to vehicle removal requirements from the lots as we set out in advance. Our plans next year will involve towing which in turn will cost you even more.

RECEIVING ANSWERS BACK FROM THE BOARD

Rude, obnoxious, drunken messages via phone or email WILL NOT BE ADDRESSED. If you cannot conduct yourself in an civil manner – do not call or email as you will not receive a response.

OWNER/TENANT INFORMATION SHEET

It has been a few years since we have updated our files and have had many changes. Please complete the attached sheet in full and submit back to us as soon as possible. This information is a requirement under the Condominium Property Act and is not shared unless there is an emergency. We ask everyone to please complete this even if there have been no changes. See attached 'Owner/Tenant Information Sheet'. We Thank you in advance.

INSURANCE CERTIFICATE

Our corporation insurance has increased by 25% this year. Due to the increased cost of lumber the assessment on our buildings has gone up 21% and our rates by 4%. We have attached the 2022 'Certificate of Insurance' for your records. For those who may not be aware, Corporation insurance does not cover your own personal insurance for contents etc. This you must seek out yourself.

DON'T FORGET IT IS VALENTINE'S DAY ON FEBRUARY 14TH!!!!