



BROUGHT TO YOU BY THE BOARD OF DIRECTORS AT TRADING POST OF SUNSET RIDGE

The Exchange Trading Post

Spring 2015

Building A Better Community

by Board of Directors

The Board of Directors are two-thirds of the way into the inaugural year at Trading Post. There have been some challenges and a lot of decisions made. This issue of *The Exchange* will deal with a lot of the decisions made and policies passed at Board meetings in an effort to help build a better community.

The Board has, at the core of every decision, tried to balance our own Bylaws, municipal Bylaws, safety, the environment and the freedom of residents to live their lives while not infringing on others. With residents living so close together, there can be a delicate balance of living the way we want and living with respect for our neighbours.

We must also balance the needs of the business community while not infringing on the movement of our residents. Then, there is the ongoing building, construction and landscaping that continues. There is no doubt that we are a busy community. Because of this, we have made quite a number of decisions and policies over these past few months with the goal of building a better, stronger community.

Deck/Patio Screens, Shades and Enclosures

Several considerations went into the development of a policy for screens, shades and enclosures on decks and patios here at Trading Post. The first was the wind. We get up to 100 km/h winds here on Sunset Ridge. That issue was a major safety factor – not just for people but for property damage due to flying structures. The second issue was the view and ensuring that sight lines were not affected by structures which are only used a few hours per day at most.

Therefore, the Board has developed the following guidelines and policy as it pertains to structures on your deck or patio.

No awnings, shades, screens, enclosures or structures whatsoever shall be permitted to be erected on any terrace, patio or deck.

The use of free-standing patio umbrellas is permitted provided that the patio umbrella is not fastened, screwed or affixed in any way

to any part of the deck, patio or building. The umbrella may not have any product branding or advertising and must be of a colour consistent to the colours of the building.

Mosquito/insect nets which are draped over a patio umbrella are permitted (like shown in photo) for use on all decks and patios. Patio umbrellas are required to remain closed/collapsed when not in use. Patio umbrellas must also be closed/collapsed overnight and moved to a part of the deck/patio away from the edge and secured to ensure that nothing will pose a potential danger from tipping/flying due to sudden high winds.



No item may be erected on a patio, terrace or deck which, in any way, impedes the normal view of a neighbouring resident, or that detracts from the visual characteristics of the building.

The use of outdoor furniture is restricted to decks or patios. No outdoor furniture is permitted on grassy areas. Remember to secure your outdoor furniture in case of sudden high winds after use. Thank you.

Garbage Pick-ups Tuesdays 10AM



Garbage Day is Tuesdays each week. Please have your garbage curbside by 10AM Tuesday mornings. Garbage will be picked up between 10AM and 11AM Tuesdays. Please see Page 3 for

new garbage guidelines and policy.

BBQs, Fire Pits and Outdoor Heaters

There's nothing like enjoying the outdoors during summer months – especially up here on Sunset Ridge.

Whether it's sitting out on your deck or patio during a cool evening or firing up the grill for some burgers or dogs, outdoors in summer is fun. But like with all things, a balance of safety, Bylaws and respecting your neighbours has had to be balanced.



Therefore, your Board of Directors has developed a policy governing the use of barbeques, fire pits and outdoor heaters to ensure safety, prevent fires and minimize the nuisance to neighbours.

Fire Pits

Propane, Liquid Natural Gas (LNG) and butane fire pits and table-top units will be permitted. However, no wood burning (including manufactured logs) fires of any kind will be permitted at any time.

Keep fires at least 4 feet (1.44m) away from open doors or windows. No fires under overhangs or under patio umbrellas. Shut-off Valves must be switched off at the tank when not in use.

Outdoor Heaters

Outdoor free-standing propane/LNG/butane patio heaters, tabletop propane heaters, free-standing electric infrared heaters, propane/LNG pyramid flame heaters will be permitted.

No hanging or wall-mounted heating units of any kind will be permitted. All heaters must be kept clear of walls and overhangs. Shut-off Valves must be switched off at the tank when not in use.

Barbeques and Grills

Propane/LNG barbeques/grills are permitted with a lid. Charcoal barbeques will be

permitted provided they stand on a sturdy base, feature a deep well for charcoal and must have a fitted lid. They may only be lit by electric charcoal starter, lighter cubes or recycled wood barbeque-lighter squares. No flammable fluids of any kind will be permitted for use in charcoal barbeques.

All barbeques must be fully extinguished at end of cooking and must control ash. Shut-off Valves must be switched off at the tank when not in use.

Neighbourly Concerns

All fires, heaters and barbeques/grills that create outdoor gatherings are still subject to noise Bylaws. Please ensure that noise does not impact your neighbours. Pay attention to open windows and try to control exuberance. Remember, we live close and voices will carry. As a courtesy to your neighbour, please place barbeques away from common walls and pay special attention to wind direction.



Use of any of the above are subject to Municipal and/or Provincial Fire Bans which will take precedence. Please familiarize yourself with local ordinances and Fire Bans at Town of Cochrane web site: www.cochrane.ca/184/Fire-Bans.

Certified Fire Extinguisher must be visible when using permitted fire pits, BBQ's and outdoor heaters. Never leave any of above items unattended.

Recent Break-ins

In the last few weeks, there have been several break-ins to the buildings under construction. As a community, we need to be on-guard. Please ensure your doors and windows are locked. Make sure you lock your vehicles and leave valuables out of sight.

In addition, we believe that the culprits may be targeting the area in broad daylight blending in to look like workers. If you see anything suspicious, please don't hesitate to call police at 9-1-1.



How To Reach Trading Post's Community Manager

Ron Stonier at First Service Residential is Trading Post's Community Manager.

To reach Ron, call him directly at 403-299-1791 or email ron.stonier@fsresidential.com. You can also reach the Board of Directors through Ron.

Also, after hours, you can call the First Service Residential toll-free number 24-hours per day to report an issue: **1-855-266-3601**.

DON'T FORGET TO REGISTER PETS

Pet registration is required at Trading Post and must carry a valid Town of Cochrane license. A pet application is required to be completed prior to getting a pet or prior to taking possession of a unit.

Contact Ron Stonier, Community Manager, ron.stonier@fsresidential.com or call him directly at 403-299-1791 to begin the Pet Application procedure.

Animals may be tethered only on patios and decks and may not be allowed to access any grassy area without a resident holding the leash. Failure to comply with this will result in penalty assessments being issued up to \$500.

Automotive Repair & Maintenance Policy

We, as the Board of Directors at Trading Post, encourage all of our residents to ensure that they have a safe motor vehicle. And we encourage our residents to do their best to upkeep a safe and reliable vehicle. To aid you in doing that, we have developed a policy in regards to automotive maintenance and repair which balances municipal Bylaws, the environment, personal and public safety and respecting your neighbours.

For the most part, the rule of thumb should be that anything that can be accomplished while in a standing or kneeling position is probably OK. Anything requiring you to lay on your back or to slide under your vehicle is not OK. But let's look at it part by part.

Safety

This is our biggest consideration. Although some areas of the property don't have a lot of traffic yet, there will be in the future. So our auto-maintenance policy had to take that into consideration. People not in full view of drivers through our community present a safety issue. So, that was one of the main considerations in developing this policy.

If you're going to work on your vehicle, please make sure that you do not impede or prevent another resident from free access to their vehicle or any part of the common area while maintaining your vehicle. Residents undertaking vehicle maintenance must take every precaution to not work in close proximity to another resident's vehicle or property which would be disrespectful of a resident's rights and freedoms, run the risk of damage to property or to inconvenience, even momentarily, another resident.

Also, we ask that residents exercise safety precautions and utilize proper hand, eye, hearing and foot protection. Please wear personal protective equipment while maintaining a vehicle.

Fluids

For the most part, here's the rule: fluids in are OK – fluids out are not OK. Adding fluids (i.e. motor oil, windshield washer, transmission fluid, radiator coolant, etc.) to a vehicle is acceptable. Removal of fluids from a vehicle is strictly prohibited.

Lights/Lamps

Vehicle light and lamp bulb replacement is acceptable and encouraged.

Tires/Wheels

Tire maintenance to inflate low tires or replace flat tires is acceptable. Seasonal tire changeovers are acceptable in principle. However, tires must already be mounted on rims/wheels.

No vehicle shall be allowed to remove all four tires at one time which would cause the vehicle to sit without wheels or tires for a period longer than 60 minutes. A vehicle left unattended without one or more tires is prohibited, even momentarily.

Glass

No windshield/glass repairs are permitted.

Auto Body

No auto body work of any kind will be acceptable. This includes all customization work. Paint, pin-striping, window tinting or modifications to the body are prohibited.

Engine/Drivetrain

Engine/drivetrain maintenance that can be accomplished from a standing or kneeling position is acceptable. Engine/drivetrain maintenance which requires one to crawl under their vehicle is strictly prohibited.

All parts going into or coming out of the engine compartment must remain in the engine compartment area while the repair/replacement is occurring. No auto parts/tools are allowed on the ground. Revving of engines as part of maintenance is prohibited.

Car Wash

Simply put, all washing of vehicles is prohibited. Since we cannot determine the type of detergents used, nor can we collect runoff water, we will not permit any car washing to take place. Besides, during summer months, we are under some sort of water rationing almost always. Car washes are best left to those businesses with systems to collect gray water and recycle it.

Mobile Repairs Service Providers

No mobile repairs services providers (glass, engine, tires, etc) will be permitted on Condominium Corporation grounds at any time. Only tow-trucks with the sole purpose of boosting a vehicle will be permitted for a period of not more than fifteen minutes.

2-Bags Maximum Garbage & Over-Limit Stickers

The single largest expense to our community is garbage pick-up and removal. In the first 4 months of 2015, nearly \$5000 has been expended already to remove waste. We are currently working on a recycling program for Trading Post residents as a means of reducing the amount of waste we have to handle. The recycling program is part of a Cochrane-wide initiative to reduce waste and needlessly filling landfills.



In the meantime, your Board of Directors is instituting a policy of **2 bags of garbage per household per week.**

There will be a charge of \$3 per bag for more than 2 bags per household per week. You will need to affix an over-limit sticker to each over-limit garbage bag. Over-Limit Stickers can be purchased at **Sunset Ridge Pharmacy for \$3 each** (cash only).

Any over-limit garbage left out without a sticker will not be picked up and will be left to the homeowner to deal with.

Within the next few weeks, look for an envelope being delivered to your door that will outline the over-limit policy in detail and will also contain 4 free over-limit stickers. It's our way of saying thanks in advance for your attention to this.

Have You Read The Bylaws?

You should be aware of the rules governing our condominium corporation. Your Board of Directors requests that you read your Bylaws, especially Article 2 – Owners Duties and Obligations.

You would have received both a hard copy (paper) and an electronic copy (PDF).



We build a better community when we know the rules and we respect them. The rules and Bylaws of our community apply to every resident.

Have You Met Our Business Community Yet?

Crowfoot Wine & Spirits – Bldg B – street level. Open 7 days a week 10am-10pm.

crowfootliquor.com

Canadian Pizza Unlimited – Bldg B – street level. Open 7 days a week 10:30 am-8:30pm.

www.canadianpizzaunlimited.ca

Sunset Ridge Pharmacy – Dispensary & Clinic – Bldg B – street level. Open 6 days a week. Weekdays 9am-7pm. Saturdays 10-2.

www.sunsetridgerx.ca

Cochrane Counselling Centre – Bldg B – 2nd Floor. Social workers, psychologists, counsellors and psychiatrists.

cochrane.counsellingcentre.com

Community Futures Network of Alberta – Bldg B – 2nd Floor. Community Futures are experts in small business development.

cfna.albertacf.com

Lundgren & Young Insurance Ltd. - Bldg B – 2nd Floor. Open 6 days a week Monday-Friday 9-5, Saturday 10-3.

www.landy.ca

Willow Springs Strategic Solutions Inc. – Bldg B – 2nd floor. A social science, environmental, and management consulting company.

www.willowsspringss.com

Kimmer Country Market/ Gas Plus – Open 7 days a week. Weekdays 6am-10pm, Weekends & Holidays 8am-10pm



Kids & Company Cochrane – Open 5 days a week Monday-Friday 7am-6pm. Bldg #633

cochrane.kidsandcompany.com

Looking Ahead

Recycling Program – To comply with the Town of Cochrane initiative, your Board of Directors are developing a recycling strategy for our community. We expect to have a plan in June.

Landscaping and Streetlights – Over the course of the spring and summer, landscaping will continue. Some trees are being replaced. Some grass needs repair. More streetlights will be installed later into the summer.

Developer's Corner

Ground has been broken on the **new restaurant and pub** on the northeast corner of Trading Post – at the corner of Sunset Boulevard and Sunset Drive. The project completion target is Fall 2015.

Excavation and cribbing has begun on **three new Satellite Live/Work units** at the southwest corner of Trading Post. This will add another 16 units to our population.

The **large dirt pile** at the south end of Trading Post is moving. Once the Road Bans have been lifted, trucks will begin moving the dirt – likely mid-May depending on weather.

New **security cameras** will be going up around our complex to combat the thefts of building materials from the construction sites.

All parking on the north side along the store-fronts and future store fronts has changed to **15-minute parking**. Please be aware. Signs are posted.

When our community is complete, we will have nearly 200 new residents, and over 40 new businesses and services. It will be both exciting and challenging to maintain a good balance for everyone.

The
Exchange
Trading Post

101 Sunset Drive
Cochrane, AB T4C 0B4