

Greetings from Your Board of Directors

Your Board of Directors is pleased to issue this Spring 2013 Newsletter. Your volunteer board is committed to governance of Monterra in such manner as to make it a community we are all proud to live in. Current Board members are listed below. Feel free to contact them with your thoughts on progressing Monterra to a premier residential community. Board elections are held annually at our fall AGM. Please consider offering your time and talents as a future board or committee member.

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What's New?

Change in Management

On May 1, 2013, your Board will employ a new property management company, Astoria Asset Management Ltd. The Board determined there were reasons for change, that now was the time to effect such change, and that Astoria is best suited to meet these changing expectations. Astoria comes highly recommended by other condominium boards within the Cochrane community. (This company has no connection to Astoria Homes, the builder.)



We welcome Lorelei Talbot and her team at Astoria. Our new property manager will be Darryl Talbot. You are receiving a letter of introduction from Astoria concurrent with this newsletter. Please feel free to contact Lorelei or Darryl to share any concerns about management of our community.

We extend our thanks to Condominium First Management Services Ltd. and its agent Ron Stonier for their contributions to Monterra over the years.

Recent Increase in RWSL Waste Water Surcharge

The Board is aware of residents' concerns about RWSL's recent notice of increased waste water service rates and is assessing options of potential recourse. The Board requests that residents refrain from making public comment on this matter and allow the Board, if necessary, to speak on behalf of the community. This matter also affects Monterra Phase 2 and, accordingly, your Board is in discussion with that condominium board. Stay tuned.

Neighbour to Neighbour

Watch for news of a community information website in our next newsletter. The Board is also undertaking repairs to the community bulletin board located at the mail shelter.

Landscaping Update

The overall appearance of our community is important to us as residents and property owners. Thank you for your comments, encouragement, and patience as landscaping improvements took place in 2012.



After a review of four landscape contractors, Bed Life Landscaping Services (a local company from within the community) has been hired as the new service contractor for maintenance of common green space areas.

Operation of the front entry water feature is scheduled for the first week of June; Spring planting for the front entry is scheduled for the third week of June.



The Board's goal of developing a long-term master landscape plan has reached the stage of selecting a landscape design architect. This master plan will include prioritized capital projects for several years, including for the 2013 growing season. The Board has determined several "focus areas" throughout the community and will be seeking input from residents as this master plan progresses. The key focus area for improvement in 2013 is the green space between the mail shelter and the RWSL water treatment plant, pictured here.

In addition to common areas, the Board will, this year, focus attention on encouraging property owners to maintain their yards to a standard demonstrated by the majority of Monterra residents. The condition of each home adds to the enjoyment and value of the entire community. We ask for and appreciate your cooperation in these efforts to keep Monterra beautiful.

Making the Most of Monterra

Enjoyment of Monterra means endeavouring to be good neighbours and taking into consideration the needs of the community as a whole. You can help make this happen by being aware of and adhering to the community's bylaws. Please contact any Board member if you do not have and desire a copy of the bylaws. The purpose of our bylaws is to:



- (a) provide for the health and safety of the community's residents;
- (b) maintain residences in such manner as to preserve property values;
- (c) provide for the peace, comfort, and convenience of residents within the community; and
- (d) develop a sense of community.

A few reminders to help us achieve these goals:

- The speed limit in Monterra is 40 km/h; 30 km/h in the playground zone. Please keep our children safe and be conscious of your speed as you drive through the community. Slow down and take the time to wave at a neighbour!
- We are fortunate to have beautiful pathways and green spaces. Please pick up after your pets and keep them on a leash in *all* common areas within the community. Kudos to dog owners who are faithfully using the three trash boxes installed last year along the woodland pathway beside Cochrane Lake!
- Cars parked on the street make snow removal and street cleaning difficult, cause traffic bottlenecks, and create safety concerns for pedestrians, especially children as they enter and exit school buses. Vehicles parked on roadways for longer than 72 hours are subject to fines.
- ATVs and snowmobiles are not street legal and are not to be driven on the streets and common areas of Monterra.
- Holiday trailers, boats, campers, snowmobiles, ATV's, RV's, and utility trailers not stored within a resident's garage may remain onsite at an owner's property for up to 48 hours to facilitate preparation for use or return to offsite storage. Units onsite for more than 48 hours without written prior approval of the Board will result in assessment of penalties, beginning with a warning letter for the first incident, \$100 fine for the next incident, \$250 for the third incident, \$500 for fourth and subsequent violations.
- Monterra on Cochrane Lakes' bylaws require that residents submit a design application for Board approval before embarking on property improvements on their unit. To avoid possible disappointment, please contact the property manager for further information if you are considering building a shed, play structure, fence, etc.

Garbage Pickup

The Board wishes to express sincere thanks to Bittner Construction for the excellent job it does of snow ploughing and of residential garbage collection.

Some residents, despite reminders, continue to create safety hazards for Lorne Bittner and unsightly messes for their neighbours. To avoid this, the Board has directed Lorne not to pick up garbage where residents do not adhere to the guidelines below. A tag will be attached to the garbage container to indicate to the occupant the change required for garbage pickup to resume at that residence. Thank you for your cooperation and understanding.



- Have your garbage ready for pickup at the front of your driveway by 8 AM on Tuesday morning of each week.
- Garbage must be placed for pickup in sealed garbage bags within a lidded container. It is recommended that you place a rock in the bottom of your garbage container to prevent it from being blown away once your garbage is collected. Garbage within each garbage container must be contained within one single bag and tied shut such that it may be lifted from your garbage can as a single unit.
- Each residence is allowed a maximum of 3 bags, weighing no more than 25 pounds each.
- No glass or sharp objects in plastic bags. Lorne suffered lacerations last year from BBQ skewers having being placed, unwrapped, inside a garbage bag.
- Only residential garbage will be collected; no construction or landscape materials.

Driving in Our Community

We continue to receive complaints about excessive speeding along Monterra Drive. As directed at the AGM, the Board is undertaking an Implementation Procedure leading to a recommendation on whether or not to install speed-calming measures/devices and, if so, which are most appropriate.

The Board is also in discussions with Rocky View County to request: 1) upgrade of Range Road 43 south off Weedon Trail; and 2) issue of building permits conditional on construction traffic using Weedon Trail and Range Road 43 to access Monterra Phase 2. The objective is to reduce wear and tear on Monterra Drive and to address safety concerns stemming from construction vehicles travelling through Monterra Phase 1 at high speeds.

A spring street sweep will take place in May (dates to be determined and advised). Please ensure your vehicles are not parked on the street during this scheduled period. Prior to dates scheduled, you are encouraged to sweep onto the asphalt surface any sand/pebbles that may have accumulated on sidewalks and curved curb areas in front of your residence.

Let's Get Together

Spring Clean-up Event

We are planning our annual Monterra Phase 1 Spring Clean-up event on Saturday, May 25 (tbc). Everyone interested in helping out will meet at the playground at 9 AM. Coffee and donuts will be served. Garbage bags will be provided and garbage pick-up facilitated. Bring your family, your gloves, and your strong back to collectively beautify our community.

The Board is also in discussion with the Board of Monterra Phase 2 to explore the possibility of a joint effort to remove dead trees and undergrowth along the woodland pathway beside Cochrane Lake. More information to follow.

Monterra BBQ and Information Event

What better way to build community than to get to know your neighbours! The Board is planning a Spring BBQ for Saturday, June 22, beginning at noon. Designs for Monterra Phase 1 master landscape plans for common areas will be posted at the event for discussion and feedback from residents. Watch for signs at the mail shelter for details.