



NW 628 / [huntlywynd.org](http://huntlywynd.org)

## Community Updater July 21, 2017

### Greetings

*This and other information about Huntly Wynd can be located at [huntlywynd.org](http://huntlywynd.org)*

We hope owners are pleased to see progress being made in several visible areas of Huntly Wynd care and maintenance thanks to the vision and efforts of members of strata council and that this will also bring you up to date on some of what is happening behind the scenes.

Note: This month some members of Strata Council have requested their submissions be inserted *without edits*.

Most everyone is aware of the proposals to be considered by owners with respect to updating and refurbishing the health club and clubhouse to repair/refurbish wear, tear, and age, as well as update from 1977, and many are interested to make their wishes known. Owners of almost 30 units attended the information session held on Tuesday 12th July. Design drawings and samples were displayed and designers were available to answer questions and provide their rationale for recommendations. Many owners took the opportunity to provide feedback in written form. Since then email feedback has been received from several others. (*upwards of 7000 words to date*). Considerable discussion on the various aspects of the proposals is making the rounds; some of it is *inaccurate and causing distress*. **We ask you visit the website – [huntlywynd.org](http://huntlywynd.org) – for information as clearly set out as we can make it.** Like everyone else here, Strata Council members are owners. Each of us has and is entitled to our personal preferences and priorities. Owners of each unit, whether we arrived many years ago or last month, has 1/98 ownership of our common property, 1/98 influence on decisions surrounding its care, maintenance, change, and enjoyment, and 1/98 responsibility for it. No one person can 'do a deal' or 'decide for all'. The democratic process of the Strata Act under which we are bound provides the **opportunity** to work together. It is our **responsibility** to ourselves and the Huntly Wynd community that each of us look at the needs and wishes proposed as ideas and to agree on something that may not be our initial personal preference but **that we can live with** in this lovely development.

#### **Mark your calendars – Tuesday 25<sup>th</sup> July & Thursday 30<sup>th</sup> August in the Clubhouse**

Invitations to all owners were circulated by Rob Sleath, Unit #75, to attend with all owners a discussion of the proposed changes to the clubhouse and health club on **Tuesday 25<sup>th</sup> July**. Using feedback already received, and feedback from that gathering, motions that will come to the SGM will be worded by Strata Council under guidance of our Strata Manager and circulated, as required, 3 weeks prior to the **SGM scheduled for 30<sup>th</sup> August**.

#### **A reminder to owners**

It is a fact of the Strata Act that a duly elected Strata Council must be elected to act on behalf of the Strata Corporation between AGMs. In members of that Strata Council, has been placed the responsibility for action in the best interest of the entire strata corporation. Each member of this Strata Council has embraced that responsibility and this community is being served by volunteers who bring diverse and incredible professional experience to each of their tasks. Each



NW 628 / [huntlywynd.org](http://huntlywynd.org)

## *Community Updater* *July 21, 2017*

member of Strata Council has expressed their respect for the members of this team on which they serve and pledges to act as a team. In this refurbishment project, an outcome of owner support for the budgets approved at the AGM in February approved to plan and carry out necessary work, intelligent oversight and direction was employed by your Strata Council in seeking and selecting a professional designer. Likewise, intelligent oversight and direction has been employed at evaluating possibilities for effecting changes selected by owners. Similarly, informed oversight will be reliably employed to undertake and complete work as approved by the owners. There have been some disheartening moments. We look to reasonable people to promote reasonable response and ideas to achieve a refurbishment we can all live with.

***Strata Council***

### **PONDS AND STREAMS**

At this point we are nearing completion of our first skimmer installation and creek/pond repair on one of the northern streams. I designed the overall concept of what I wanted to see to reduce noise, pond sludge and maintain a water recycling program as was approved at the latest AGM. We encountered several problems such as a high water table together with very weak sandy and silty soils that needed shoring up making the skimmer installation challenging.

I have to give our maintenance technician, Martin, full marks for the many innovations he helped make to achieve our goals. This installation is taking longer than expected with the problems involved however the knowledge we are gaining for future installations is invaluable. Future installations should proceed much faster.

As part of the approved budget, we have purchased our own pipe pressure testing equipment. This eliminates the need for very high cost third party pipe pressure testing companies. The use of this particular piece of equipment also has the added benefit of being able to repair cracks or pipe joints without having to dig up the pipes. There is a two-part bond/activator polymer, pumped separately through the testing equipment and into the pipes under pressure; it is very innovative and can provide a huge savings in pipe repairs. Unfortunately, large breaks will still have to be handled separately.

There is simply too much to be done to expect that installation of all the skimmers, stream/pipe repairs can be done in-house, however it is my opinion that by having Martin involved directly installing the first few skimmers, he will be eminently qualified to oversee future contractors as required.

On another note, our Maintenance Technician can be easily found these days when driving the bumblebee coloured cart purchased and refurbished to lighten his load.

***Dave Roland, Chair for Ponds & Streams***



NW 628 / [huntlywynd.org](http://huntlywynd.org)

## Community Updater July 21, 2017

### **LANDSCAPING & GROUNDS**

We are enjoying working with Meridian to maintain Huntly Wynd grounds as well as possible – for the sake of beautification and for the health of the soil and many shrubs and trees that enhance our grounds. Their knowledge and skills have been immeasurable, particularly in this year following such impressive damage over the winter, as well as for recommendation and implementation of remediation of many plants/shrubs/trees that have not been kept well over the past decade. Following the inventory of trees, during which all trees in the complex were tagged with an identity number, we are able to refer intelligently to specific trees and their health and condition and some of the neediest have been removed recently. *(Another reminder to NOT remove the tags or they will have to be re-tagged at cost)*

I have requested – and been supported by the understanding of fellow members of Strata Council for the work being done – that owners be asked authorize a sum of money from CRF to make timely repairs, pruning, and tree removal possible this winter. Each year we wait makes the job more difficult (read: expensive). I hope you are enjoying the pleasant surroundings.

***Garth Mooney, Chair for Landscaping***

### **MAINTENANCE AND A&I**

Well here it is the middle of July, time really flies when you are having so much fun!

We have completed the fence on the west side of the property and we are about to undertake the upgrade of the other exposed areas of the fence which we have been advised by the fencing contractor should allow us to get another two (2) to three (3) years out of the remaining sections.

We have done the repairs to the damaged catch drains and cleaned out the storm sewers. We are waiting upon the availability of the qualified contractors to undertake the repairs to the flashing and gutter problems. We have reviewed the state of the brickwork throughout the property and will be presenting a budget item at the next AGM that will allow us to get caught up with the necessary repairs well in advance of having to consider the repainting of Huntly Wynd. During one period in my career I have had extensive experience with all aspects of the construction of swimming pools, both private and industrial, and in concert with Paddock Pools I can assure you that our in ground concrete pool does not have a liner and that the plaster finish and the structure of the pool is in good shape and will not require any major work in the foreseeable future.

At the last AGM I allowed my name to be put forward for election to the Strata Council because I believed that there were a number of projects which needed to be undertaken in order to protect the owner's (our) investment in this "one of a kind property". I still believe that and am prepared to fulfill my commitment to that task. On the other hand I am not prepared to be insulted and demeaned nor have my intelligence nor my abilities questioned, at this point in my life I do not need to prove myself to anyone.



NW 628 / [huntlywynd.org](http://huntlywynd.org)

## Community Updater July 21, 2017

I am prepared to carry out the direction set by the ownership but I will not participate in any gathering at which the intent is to attack and belittle the efforts of owners who have freely given of their time and extensive expertise to better our complex.

If this is unacceptable to the ownership please advise, through the property manager, and I will proceed accordingly. In closing I am reminded of an appropriate saying:

*'Because someone sends you a cactus that does not mean that you have to sit on it!!!'*

***Bruce MacLeod, Chair for Maintenance***

### THANKS

... to owners for patience when there is a need to wait while Commissionaires assist owners ahead of you and assign parking spaces to our visitors. Thanks also for remembering to leave the light on for Commissionaires to safely use the washroom facilities during the night with no slips or surprises.

### STAYING CONNECTED – [huntlywynd.org](http://huntlywynd.org)

**...BY EMAIL:** Several owners have recently taken the opportunity to provide an email address and now receive communications from Wynford and our strata website as quickly as possible. **If you would be willing to be connected** to what is happening without relying on costly snail mail, please send an email to [property@wynford.com](mailto:property@wynford.com), with NW628 in the subject line, to indicate you would like to receive email communications. **You may designate a relative or friend** to receive communications on your behalf if you do not have a computer of your own.

### **...WITHIN THE COMMUNITY AT HUNTLY WYND:**

If you would like to see activities and events here in our community or have photos to share with all owners please let Council know and we can assist with communications including posting onto the website.

There are owners who have set up personal blogs with 'Huntly Wynd' as part of their title. Sharing information amongst friends is a lovely idea, however owners are reminded that the [huntlywynd.org](http://huntlywynd.org) website is the only one authorized by Strata Council.

**...TO SHARE:** If you have input for upcoming Updaters, such as acknowledgments of milestone occasions or achievements, new neighbours please let Council know.

***Good wishes in this lovely summer from your Strata Council,  
Louise, Garth, Terry, Patrick, Dave, Bruce, and Tony***