

## **PARK PLACE MEADOWS COMMUNITY FALL 2024**

[ppmcondos.ca](http://ppmcondos.ca) (The newsletter is best viewed online via the website.)

### **Greetings from your Park Place Meadows Condominium Board!**

Fall is upon us, along with the changing of the season and the beautiful fall colours. The season is about thanks and reminds us that the holiday season is around the corner.

### **Neighbourly Advice**

With the change of season, the Board would like to remind you about being a good neighbour.

- ✓ Balconies must be kept clean and tidy. Do not hang laundry or hammocks or leave toys on balconies. No garbage, laundry, animal poop, bird feeders and NO firepits of any kind.
- ✓ Please see the [Common Property Policy](#) for more information. Remember to be nice to your neighbour and do not sweep dirt off or throw garbage such as cigarette butts off your balcony.
- ✓ Do not leave any items such as unwanted household items or food on common property. Doing so is a violation of the [bylaws](#) and pose a health hazard.
- ✓ Seasonal decorations must be appropriate and taken down by the end of January.
- ✓ Real Christmas trees are allowed, but you must follow the [City of Edmonton guidelines for removal](#).

For more information, please check the Common Property Policy on our website - [ppmcondos.ca](http://ppmcondos.ca).

### **The Board Needs a Site Monitor**

Are you retired or in need of a part-time job? Do you live onsite and want to contribute to your building? The Board will be positing a position for a Site Manager – Part Time, see bulletin board for more information.

This position will be to monitor move ins and outs, arrange for guest suite and social room bookings, communicate with contractors as needed, conduct balcony check and issue violation notices as required, clean up common grounds on a regular basis, paint touch ups, litter pick-up, and do regular building inspections.

Watch for more information via a Converge email. If interested, please email [meadowsbookings@hotmail.com](mailto:meadowsbookings@hotmail.com).

### **Noise is Annoying**

Please respect other residents when using common property and in your suites.

Avoid stomping and playing loud music in suites and on common property (such as parking lots, the lobby, hallways, and balconies). NO running in the hallways, playing in the lobbies or parking lots, no door slamming! There are parks and green spaces within walking distance where kids can run and play, which is safer, too! Please turn down the music in your vehicle when in the parking lot. We all love our music, but your neighbours might NOT like your music especially late at night when they are sleeping.

You can report excessive noise complaints or noise at unreasonable hours to the [City of Edmonton](#) or to Edmonton City Police at 780-423-4567 for after-hours municipal bylaw infractions/vehicle break-ins.

### **AGM**

Converge and the Board will host the AGM online before the holiday season. Watch your email for an invite or mail if you still need to sign up for electronic correspondence. If you wish to receive information via email, submit the [online form](#).

### **Smoke Detectors**

Have you recently checked that your smoke detector is working properly? Residents should test smoke detectors every month.

Even if a detector still seems to work, Owners should replace their in-suite smoke detector every ten years. Detectors may need to be replaced sooner if suggested by the manufacturer or if the detector is found to be not working properly.

### **Moves Ins/Outs**

Residents must follow the [Move In Out Terms and Form](#) when booking their moves.

### **Updated Bylaws**

The updated proposed bylaws will now be sent out with the AGM package. Owners, please respond within the specified legal time limit when you receive this information! It would be nice to have the bylaws finalized to ensure compliance with provincial legislation and to make the community better for everyone.

### **Do Not Leave Parcels Unattended in Common Areas**

The Board recommends that residents do not leave parcel deliveries unattended in the building lobby or at their unit doors. Please have deliveries made to the nearest Canada Post location, which is an option for Amazon, or arrange to be home when you expect a delivery and cannot be home yourself.

**Contact Information** - Move-in/out, SocialRoom/Guest suite bookings at [meadowsbookings@hotmail.com](mailto:meadowsbookings@hotmail.com).

**Questions, Inquiries, Complaints** – Dan Shumilin Converge Condo Management, [convergecondo.com/info@convergecondo.com](http://convergecondo.com/info@convergecondo.com) 587-462-6762 (emergencies dial 0).

**Bylaw Information, Policies, Forms** - accessible on the website at [ppmcondos.ca](http://ppmcondos.ca).

Have a safe and wonderful fall!

PPM Board of Directors

