

Happy Winter to all Residents of Willow Court Green! The Board of Directors have been very busy working and overseeing the operations in our community and ensuring that major projects were completed before the first snowfall. Safety maintenance has been our top priority.

Residents are asked to please make note of the following:

Winter Maintenance

All residents are reminded to turn off and drain your outdoor taps. Please put your hoses away before the frost gets too heavy which can lead to broken pipes and leaks.

Visitor Parking

The Board will be enforcing both of the following Bylaws

- a) No resident shall park in visitor parking.
- b) No visitor shall park in a visitor parking stall longer than 48 hours without prior written consent of the Board.

Should you observe either a resident parking in a visitor parking stall or a visitor in visitor parking for more than 48 hours, please contact wcg@urbantec.ca. The Board has the authority to tow any unlawfully parked vehicle. Residents are encouraged to email wcg@urbantec.ca if they would like to rent a reserved stall.

Waste Bins

Only household garbage should be placed in the property's garbage bins. All large and non-household items are to be taken away and disposed of at the owners' expense. Remember, the disposal of unauthorized items creates higher condominium fees for all owners. Those who dispose of unauthorized garbage could face a bylaw infraction notice and the costs associated with the removal of such items. Please report any dumping to wcg@urbantec.ca

Pets

Residents are reminded that all pets must be approved by the Board. Should you require a pet application please email wcg@urbantec.ca. The Bylaws allow a maximum of one dog and two cats in each unit. Also, please be considerate of your neighbors and shared space, keep your dogs leashed and pick up after your pet.

If you currently have a pet living in your unit, and have not already notified Urbantec, please do so, as we did not receive all information when Urbantec took over management. Owners with an unapproved pet are at risk of receiving a monetary fine.

Bylaws

The Board of Directors are considering updating Willow Court Green Bylaws, so they are aligned with the 2020 Condominium Act changes and the wishes of the Owners. The Board would like to hear from the Owners with any suggested changes to the Bylaws. Please send an email to wcg@urbantec.ca before January 1, 2022, with any suggested changes.

Renovations

Board approval is required before proceeding with any interior or exterior renovations are completed. Owners are to email wcg@urbantec.ca to request a renovation application.

Tenants

All Owners who are renting out their units are required to contact wcg@urbantec.ca to complete a Tenant Undertaking Form. All tenants are required to be informed and comply with Willow Court Greens' Bylaws and policies. Owners are responsible for the conduct and actions of their tenants; any Bylaw infractions could result in monetary fines for the owner.

Air Conditioners

Board approval is required before proceeding with installation of an air conditioner. Please contact wcg@urbantec.ca to request a copy of an air conditioner application.

Board of Directors

The Board of Directors asks that all residents at Willow Court Green refrain from contacting them directly. Residents are asked to contact Urbantec Property Management at (403) 971-1511 or wcg@urbantec.ca with any issues or concerns.

The Board thanks you for taking the time to read this newsletter. If you have any questions, comments, or concerns, please contact Urbantec Property Management at wcg@urbantec.ca

