

MACEWAN GARDENS II



New Management Contact

Due to the departure of long-time manager, Alex Zovighian, KDM Management has assigned a new team for residents to reach out to.

All questions and concerns can be sent directly to:

Condo Manager

Kristy MacLean
kmaclean@kdmgmt.ca
780-460-0444 ext. 314

Administrative Assistant

Jaime Dy Tioco
jdtyioco@kdmgmt.ca
780-460-0444 ext. 329

GETTING WINTER READY

As winter approaches and temperatures drop, we kindly ask for your cooperation in keeping windows closed during the cold season. This simple step benefits both you and the entire community in several important ways:

Why Keeping Windows Closed Matters:

Energy Efficiency: Open windows let out heat, leading to higher energy usage and increased utility costs. Keeping windows closed helps conserve energy and maintain manageable costs.

Consistent Comfort: Closed windows help maintain a stable indoor temperature, ensuring your apartment stays warm and cozy.

Building System Protection: An efficient heating system relies on closed windows to function correctly, preventing strain on our HVAC system.

Most importantly, keeping the windows closed during freezing temperatures can help prevent pipes from freezing, which can lead to unnecessary and costly repairs for both the Corporation and the unit owners.

Board of Directors

Rob Mastel
Pat Paul
Laura Giroux
George Lund
Dennis Jacobs
Bill Bondy
Longin Szafranski

Amenities Bookings

If you are interested in renting out the amenities room, please contact:
amenitiesroommg2@gmail.com

Looking to Rent a Parking Stall?

If you are interested in renting a parking stall OR you have a parking stall you would like to rent out, please post all notices in the mail room on the main floor. Any inactive parking notices will be removed at the Board's discretion.

PETS ON COMMON PROPERTY

We love our furry friends and are proud to have a pet-friendly community! Please adhere to the following guidelines when bringing pets onto common property:

Leash Policy: Pets must be on a leash and under control at all times in common areas.

Clean Up After Pets: Please dispose of pet waste in the designated bins to keep our grounds clean.

Respect for Others: Be mindful of residents who may have allergies or fear animals.

Noise Control: Ensure pets do not cause excessive noise that may disturb neighbors.

Restricted Areas: Pets are not allowed to defecate or urinate at any doorways, front steps, and unit balconies.

Any residents in violation of these rules and policies will be subject to a monetary fine.

Power Consumption

As power is included in your monthly contributions, we kindly ask all residents to be mindful of their power consumption. Reducing energy use not only helps the environment but also keeps utility costs manageable for everyone.

Simple Ways to Save Energy:

Turn Off Unused Electronics: Unplug chargers and devices when not in use.

Limit Space Heater Use: Space heaters consume significant energy; use them sparingly and safely.

Manage Thermostats Wisely: Set your thermostat to a comfortable but efficient level (20°C in winter)

Report Issues: If you notice malfunctioning appliances or lights, please contact KDM Management immediately.

Use Energy-Efficient Lighting: Consider using LED bulbs and turning off lights when leaving a room.

BASEBOARD HEATING SHUT OFF VALVES

We want to ensure that all residents are familiar with the location and operation of the shut-off valves in their units. Knowing how to use these valves can prevent significant water damage in case of leaks or emergencies.

What Are Shut-Off Valves?

Shut-off valves control the water flow to specific fixtures, such as sinks, toilets, and appliances. Turning them off quickly can minimize damage if a pipe bursts or a fixture starts leaking.

Please see the [attachment for reference](#).

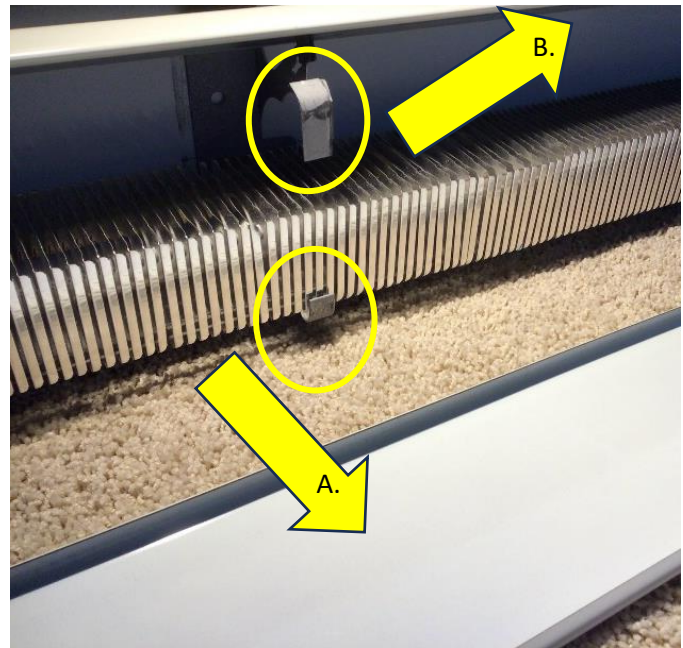
VISITORS? DON'T FORGET TO REGISTER

As a reminder, all visitors must ensure they register their vehicles upon arrival to avoid a ticket. There is a patrolling company that monitors the visitor's parking stalls and will issue a ticket to anyone who did not register. Please follow the directions noted on the sign at the building.

If water is coming from the baseboard heater you can use the shutoff valves to stop it.
There are 2 shutoff valves - one at each adjoining wall of your unit. (The furthest right and left of your unit). They are not in the same room. Both will need to be shut off.



1. Unhook the cover clips by pulling the tab down and then towards you



2. Remove the cover.
The valves are located where the pipes enter and exit your suite.
 - A. Pull the bottom of the cover towards you to unhook from the bottom hangers
 - B. Lift the cover off the top hangers



3. Turn the red handle 90 degrees so it is perpendicular to the pipe