

SOMERSET VILLAGE NEWSLETTER



Condominium Corporation No. 961 1089

www.somersetvillage.ca

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Somerset Village Board of Directors 24/25

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Somerset Village Website

www.somersetvillage.ca

Your source for Policies, Bylaws, Forms, and other information.



December 2024 Issue

- Community Manager
- Somerset Village Policy Reminders
- Winter Preparation
- Avoid slips, trips and falls this winter
- Christmas/Holiday Decorations

FIND OUT WHAT'S IN THE NEWS AROUND SOMERSET/BRIDLEWOOD Somerset/Bridlewood Community Association Website/Information/Events <http://www.mysbca.ca> includes information regarding the Community Services, Gardens, events, safety information and more!



Somerset Village Policy Reminders



PARKING

Parking on the Roadway is not permitted at any time. Calgary Parking Authority patrols randomly and will ticket and tow any vehicle parked on the roadway without notice and at the expense of the vehicle owner. CPA will also inspect the Visitor Parking areas and ticket any vehicle without a properly placed and visible Visitor Parking pass.



Fire Pits, Outdoor Heaters & Propane/Gasoline Fire Tables

To eliminate the risk of fire and fire related damages to the property, no fire pits, outdoor heaters and propane / gasoline fueled fire tables are permitted anywhere on the property.

The following resolutions relate to Corporation Bylaw No. 64 (a) (xi) *An Owner shall not do anything or permit anything to be done or bring or keep anything in his unit, the Building, the common property or the Corporation property which will or would tend to increase the risk of fire or the rate of fire insurance premiums with respect thereto or which would render invalid any insurance maintained by the Corporation.*



Please be advised that we have noticed transients loitering on the property as well as rubbish left under the trees. Remember to keep your unit doors, garage doors and cars locked!

Please report any suspicious activity to the police non-emergency line: **403-266-1234**.

More wild animals are moving in because the buffet line is open!



Feeding wildlife encourages them to frequent our community and stick around. They proceed to build nests, dig holes/tunnels, rip through trash bags, and reside under steps trapping residents either inside or barring them from their home.

Please note the corporation will not be responsible for any pest control. It will be up to the owner to address it.



Avoid slips, trips and falls this winter



In the winter months pickle mix is available to residents of Somerset Village at no charge. It can be found in bins at three locations in the complex:

- 1) beside the mailboxes;
- 2) at the east pedestrian entrance; and
- 3) at the south pedestrian gate.

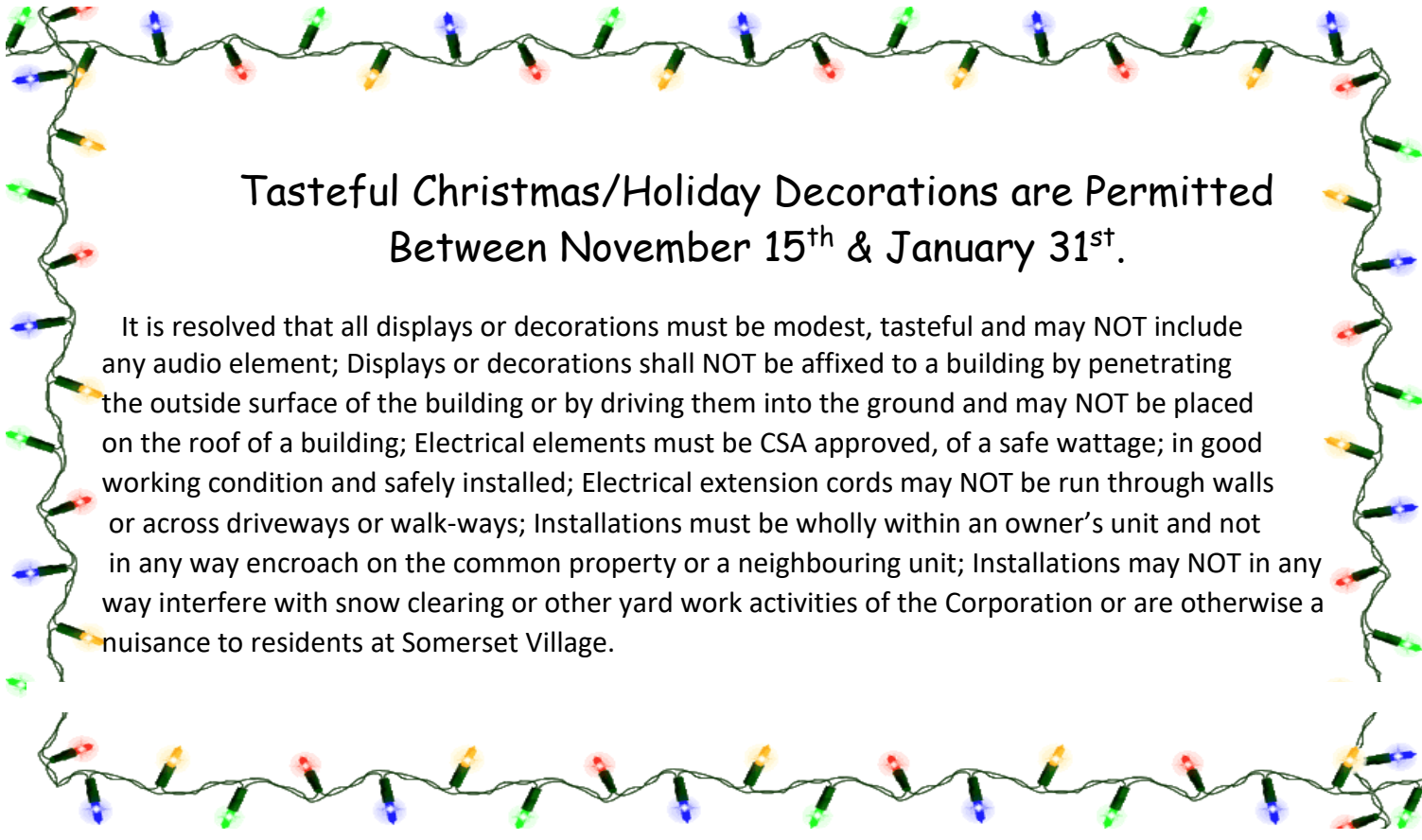
Residents should keep a container filled with pickle mix on hand for those days when surfaces are icy.

Here is an excerpt from the University of British Columbia's website:

<https://srs.ubc.ca/2019/12/15/avoid-slips-trips-and-falls-this-winter-with-some-simple-tips/>

Travel safely

- **Walk slowly** and never run on icy ground. Take small steps to keep your center of balance under you.
- **Test potentially slick areas** by tapping your foot on them.
- **On Ice? Do the penguin shuffle:** point your feet outward like a penguin, take short, shuffle-like steps, keep your arms at your side and out of your pockets, concentrate on keeping your balance, watch where you are stepping and go slowly.
- **Use handrails** where available.
- **Step — don't jump — from vehicles** and equipment.
- **Watch where you are going.** Don't text and walk at the same time.



Tasteful Christmas/Holiday Decorations are Permitted Between November 15th & January 31st.

It is resolved that all displays or decorations must be modest, tasteful and may NOT include any audio element; Displays or decorations shall NOT be affixed to a building by penetrating the outside surface of the building or by driving them into the ground and may NOT be placed on the roof of a building; Electrical elements must be CSA approved, of a safe wattage; in good working condition and safely installed; Electrical extension cords may NOT be run through walls or across driveways or walk-ways; Installations must be wholly within an owner's unit and not in any way encroach on the common property or a neighbouring unit; Installations may NOT in any way interfere with snow clearing or other yard work activities of the Corporation or are otherwise a nuisance to residents at Somerset Village.