

# The Uplands in Hawkwood Homeowners' Association Ltd. Fall Newsletter

October 2022

[www.uplandsrecreationcentre.com](http://www.uplandsrecreationcentre.com)



## Uplands Board of Directors

<b>President</b>	Tim Bergen timbergen@gmail.com
<b>Secretary/Treasurer/ Financial Reserve</b>	Paul Gagnon pjpgagnon@jolfou.ca
<b>Vice-President/ Casino</b>	Flo Reynolds reynoldsflo110@gmail.com
<b>Facilities/Op/ Manager Liaison</b>	Arnold Hoffman hoffman.arn.lin@gmail.com
<b>Landscaping</b>	Cody Greenough Cody.greenough@rci.rogers.com
<b>Director</b>	Alan Johnson Aaj.hillside@gmail.com
<b>Director</b>	Chris MacDonald Christopher.macdonald85@gmail.com
<b>Director</b>	Don Murray donmurray@shaw.ca
<b>Director</b>	Saima Asad saimaxasad@gmail.com

## *The Uplands Resident Fall Open House Meeting November 8<sup>th</sup> at 7:30 PM*

### Message from the President - Tim Bergen

Hello All,  
I would like to start off by thanking the Uplands Board of Directors for volunteering their time. A truly wonderful group of people. The past few years have been quite taxing on this group. We have navigated health restrictions, lower income from rentals and the cost of everything increasing. They have worked tirelessly, taking on new roles and finding efficiencies and ways to stretch our dollars.

I would also like to thank our staff and all the volunteers that help make this a community. The people are what make the Uplands a special place. Without the help of our neighbors who setup/take down Christmas decoration, those who run the coffee time, those who put on the Halloween and Christmas parties, and so much more. **Thank you to you all!!**

As our community is now over 30 years old, we are starting to see deterioration not only in style, roofing, and paint but in the infrastructure supporting our homes. As many of you may be aware of there has been a lot of activity in the form of City vehicles digging up the streets. They have been working on water supply leaks through The Uplands. The Uplands has an abnormally high number of these incidents. What is being found is leaks in the supply lines that run from the city supply to our homes. The leak is often discovered by water on the surface or in basements. You can imagine how expensive this can become especially if you don't have insurance that covers water damage. If the leak is on the "City side" of the shut-off valve (often found in your front yard), the cost for repair is on the city. If it's on the other side of that valve, the cost is on the homeowner. This cost can be over \$10,000 to repair, on top of water damage. In the past few years there have been several such repairs. Recently the 200 block has had 6 such occurrences with 5 of those being on the homeowner's side! It's safe to say we are all in a high risk of this happening.

What can you do? Be vigilant. Look, listen and feel the ground for unusual wet spots or water flow. If found call the City – 311. Listen in your yard and home for the sound of water running when there is none running. I would also suggest you review your homeowner's insurance.

The board is also working on this. We have asked for an audience with our City Councilor – Jennifer Wyness and the City's Leader - Operational Performance Drinking Water. The goal of our meeting here is to find out if there is something the city can do to be proactive in detecting leaks or replacing lines before leaks occur, thus avoiding the costs of being reactive. Any information gained, will be passed on to you all.

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## Message from the President - Tim Bergen

Continued from page 1:

Since we are on the topic of water; here is some information on Poly-B plumbing pipe.

For those of you who don't know Poly-B (polybutylene) is a flexible plastic plumbing piping that was commonly used in homes built between 1978-1995. Poly-B was popular for builders as it was much cheaper than copper piping, and it was installed in over 700,000 Canadian homes and many of those built in The Uplands. Poly-B piping was discontinued several years ago because over time the pipes began to burst and leak. As homes begin to age, more problems arise with this type of piping, causing devastating effects for the homeowner.

How to tell if you have it?

Poly-B piping is generally light grey in color with copper connections and elbows. You can easily identify if your home has Poly-B piping, by viewing the pipes in the ceiling of your basement. If your ceilings are dry walled, you can check in your mechanical room at your water meter or the pipes coming from the top of your water tank. If the pipes are grey plastic with copper connections, it is likely that your home has Poly-B piping.

The safest thing that a homeowner can do is be proactive by having their system replaced, in a procedure known as whole home re-piping before pipes begin to leak. Repairing sections of Poly-B piping is not a solution, as once they start leaking, the problem will keep returning in more areas than one. The cost of replacing Poly-B piping will vary depending on the size of your home. I have had replacing the Poly-B in my home quoted at over \$10,000. I have also heard others with numbers higher and lower than this.

If you have had your Poly-B water pipes replaced and are happy with the work done, please reach out we would like to hear the names of these good companies. Also, something to consider, talk to your neighbours maybe you can get a group discount? Stay safe and warm this winter. I hope to catch up and meet those I haven't before at the open house.



Links additional information on Poly-B:

[Home maintenance - electrical, plumbing and gas systems \(calgary.ca\)](#)

[Safety Tips Template \(alberta.ca\)](#)



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### Vice-President, Grants & Casino - Flo Reynolds

After such an amazing summer we were blasted into fall with a full snow day and below average temperatures. It was a pleasure walking through the community seeing the beautiful yards bursting with flowers and vegetables. The birds and bees certainly give their approval of our pride in our community.

On the grant front the latest Co-op Community Spaces grant was declined mid-June. Current CFEP grant was submitted May 15 and we are awaiting their response. Thanks to Paul Gagnon a National Bank – Tennis Canada grant was discovered called Play Your Court Program. This application was completed in September and if successful will be applied to upgrading the surfaces of the tennis courts.

The Eligibility for a Gaming License has been submitted to ALGC. It has taken much longer than expected to complete as the focus has been to get it right the first time. This is an important application and ensuring we are providing the detailed information to give the UHA the best chance to qualify. An answer on our eligibility should be received early in the 2023.

### Treasurer, Financial & Reserve Management, Secretary - Paul Gagnon

As I write this, the snow is softly falling, and I reflect upon the amazing fall weather we have had and the blessings that are to come. Thoughts of children running around for Halloween, and the Christmas tree I will put up, and the many friends and neighbours I will see in the season to come. It's easy to be grateful.

The last year of global news has been horrible; we seem to be at a turning point. Moving away from globalization to on-shoring, also known in Canadian politics as friend-shoring. We used to call that protectionism and it was supposed to be bad, but it has a new name so it must now be good. Global neighbours suddenly become enemies, supply chains are broken, and the lowest cost supplier is no longer the preferred supplier. We are breaking down into a new cold war, or new world order, whatever the current politic speak is for it. It will only mean higher prices for the products we purchase daily.

The world seems to be in an economic war, Natural gas is a tool of war in Europe and Oil prices are at a premium due to OPEC supporting Russian Oil. Computer chip manufacturers are unable to meet orders causing a massive build up in manufactured cars, trucks, washing machine and every other manufactured item that they control, all of which sit in massive inventories awaiting these tiny parts. Capital flows have been disrupted; boardrooms are in upheaval. Prairie provinces are pitted against Eastern provinces, Britain just turfed their shortest-term Prime Minister, the list of divisiveness, and political wedge issues is endless.

So how does all this affect us in the Uplands? We are seeing the cost of the things we need to purchase rapidly rise, such as wages, electricity, insurance, and natural gas. Our suppliers are passing on costs they cannot absorb, their wages, flowers, trees, and water cost more, fuel to run the lawn mowers and snow blowers cost more. The problem with inflation is its indiscriminate nature, it affects everyone, everywhere.

So, while the news surrounding us is not great, I am truly grateful I live in a beautiful community with some amazing neighbours. I see neighbours helping neighbours, neighbours sharing good cheer at the end of a day. Neighbours walking our pathways who share a kind word, and a friendly hello. These are the kind of neighbours I cherish. These are the moments that turn a group of houses into a community.

From my house to yours, all the best of the season.



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## Facility Operations - Arnold Hoffman

The UHA Board continues to make applications for Grant monies in support of its ongoing capital programs. Unfortunately, Grant monies have not been approved for the last number of years. Repairs to the tennis courts are long overdue. UHA has been in contact with Tomko Sports System for updated repair estimates.

The Facility Manager has worked on numerous capital projects this past year.

- Five windows in the pool area had to be replaced due to failing seals. Sloped metal sills were installed on all the pool windows to prevent water ingress into the wall.
- Gutters around the facility were replaced as well as downspouts and gutter hangers.
- Hot tub and pool repairs included conversion of mechanical thermostats to electronic, new wells for the new sensors, and a new glycol pump for Hot tub.
- HVAC repairs included replacement of thermostat and valve, blower bearings, a new compressor, breaker, drain line, and larger compressor tank, air dryer and new platform.
- Other repairs include modules and a Pro C clock controller for the water sprinklers, DCS alarm system replacement, and walkway repairs.
- Capital spending for 2022 to date has been \$24,844.00.

The Facility Manager, her staff, and service personnel deliver a high maintenance standard for the UHA Recreational Facility.



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### Fitness at The Uplands - Dawn Erickson



#### Update on Uplands Fitness Program...

Our fitness program survived Covid! Most classes are back to their pre-Covid registration levels, though a few are still struggling. We are looking at changing the format for those in order to hopefully increase registration numbers versus permanently cancelling the classes. Our 2022 Fall session is currently underway. We have 7 classes running: 3 Cardio-based and 4 Mind-Body classes with 6 instructors.

We offered one yoga class over the summer as well as a Zumba demo class this fall. We plan on running special monthly Saturday Zumba classes in November and December. We're also looking at adding more seniors' programming for the winter session and perhaps a Pilates class as well. Stay tuned for more details.

Our website has all the information you need to join in on our fitness fun!



Go to: <http://www.uplandsrecreationcentre.com/>

And click on "Uplands Fitness Programs". From there, you can access the following sub-tabs:

- Fitness Class Info and Pricing – describes our current session
- Fitness Class Descriptions – gives a brief overview of what to expect;
- Schedule/Calendar of Fitness Classes – shows when & where the classes are being held and **this is also where you can book into classes;**
- Instructor Bios – gives you an opportunity to get to know our gals!

Our registration, payment and class booking processes are all online now! Single-class drop-ins are just one of several payment options you can access when you go to our Calendar of Fitness Classes and click on "Book it". Pricing is \$10/class for Uplands residents and \$12/class for other guests. Try out a class in the Fall session so you'll know what to sign up for in our Winter session, which starts in January... more details to follow.

Happy Autumn to All!



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### Facility Manager - Darlene

It has been a wonderful summer and fall and I have enjoyed meeting new residents moving in and seeing them enjoying this amazing community. The facility has been busy with new event room bookings, pool usage, and our popular fitness program.

I have a few housekeeping items to review:

- I would like to remind dog owners to clean up after their dogs and to keep their dogs on leash in the playground park and on the 500 and 700 pathways and on the other smaller pathways/walkways.
- **Are you planning any fence repairs, building a new one, or painting? House painting? New Roof?**  
With many of the homes showing signs of wear and tear, I wish to REMIND all homeowners that ALL exterior work must be pre-approved prior to starting your project. Please contact the office at [uha@shaw.ca](mailto:uha@shaw.ca) to have approval before making any exterior changes in order to save some costly errors and time delays. Check out our website at:
  - <https://www.uplandsrecreationcentre.com/architectural--development-guidelines.html>
  - <https://www.uplandsrecreationcentre.com/roofing-products.html>
- Please shower before entering the pool and hot tub. After sauna use please shower to re-enter the pools
- All patrons understand the importance of NOT swimming when sick with diarrhea.
- Families with small children that require diapers, please ensure that you are using quality swim diapers
  - Caregivers frequently check swim diapers and swim pants

### Social Committee - Elaine Gascoine



We are looking forward to resuming a more normal social schedule.

Due to diligent efforts, we have consistently maintained a steady flow with the Thursday coffee morning. Meet your neighbours, have a coffee/tea on Thursday mornings between 10 am to noon.



The September potluck was well attended and enjoyed by all.

The Halloween party is happening as a wonderful volunteer stepped up to be the coordinator of this event. The Social committee is always seeking more volunteers to help organize and assist future events.

The Uplands Halloween Event is happening this Friday, October 28, from 6 PM to 8 PM. All are welcome to come celebrate with crafts, games, music, movie and light snack. If your child has any dietary restrictions, please email Jacqui MacDonald at [jacqui.piels@gmail.com](mailto:jacqui.piels@gmail.com) prior to the event to accommodate their needs.

*Your social committee*