



SEASONAL UPDATE

WINTER 2023 - 2024



HOLIDAY LIGHTS

The Holiday lights have returned this winter and are sure to brighten up your evenings. If you notice any issues with the lights, please don't hesitate to reach out to:

info@coremanagement.ca

SNOW REMOVAL

The Town of Cochrane is responsible for the snow removal within the community. Should you have any questions or concerns, please contact the Town of Cochrane by calling 403.851.2590

2024 ANNUAL OPERATING FEES

Notices for the 2024 Annual Operating Fees have been mailed out as per the encumbrance and there is ample time to pay without penalty.

If you have sold your property in the community, please make sure the Association is made aware of a change in ownership by contacting Core Real Estate Group.

email: info@coremanagement.ca

phone: 780.651.1577

For snow and ice removal pertaining to homeowners property sidewalks please visit:
<https://www.cochrane.ca/town-services/roads-transportation/road-maintenance/snow-ice-removal>

Keep up to date with the Town's snow removal status, by visiting
<https://www.cochrane.ca/254/Snow-Ice-Control>

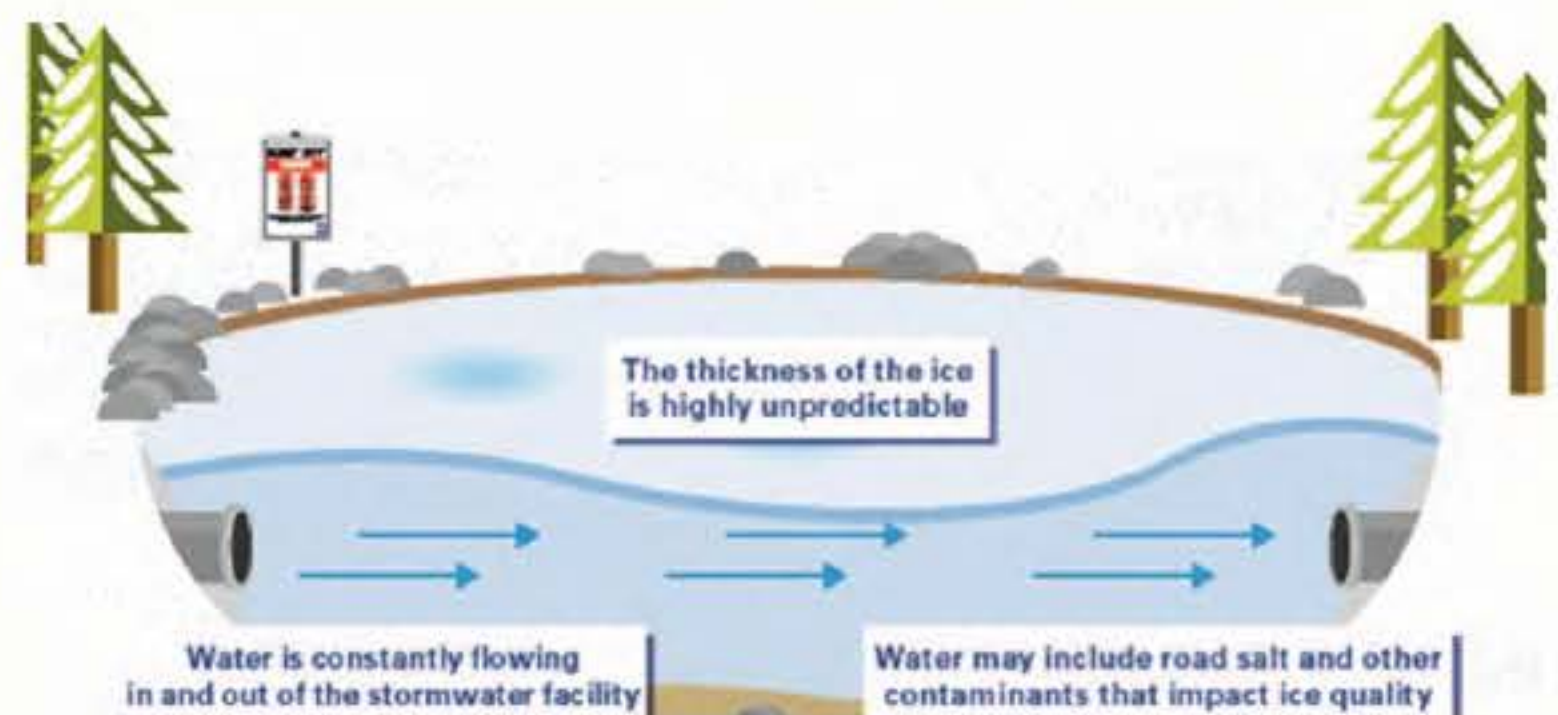


FOUNTAINS AND STORMWATER PONDS

In preparation for the colder months, the stormwater-aerating fountain has now been removed for winter storage and will be installed again in the Spring of 2024.

We understand that the community wants to enjoy the outdoors as much as possible during the colder months, please be reminded that the storm water facilities are not recreational lakes. Stormwater ponds aren't safe for any type of recreation including sledding, skating and walking. Please visit www.epcor.com for additional resources.

Earlier this year, the Town of Cochrane installed a new aeration system for the pond. This system will run throughout winter and will reduce the vapors during the spring thaw. Should you have any questions please contact the Town of Cochrane at: 403.851.2590



CONTACT SUNSET RIDGE HOA

Core Real Estate Group
email: info@coremanagement.ca
phone: 780.651.1577



SEASONAL CRIME INFORMATION

With the holiday season upon us we wanted to point out a few simple things that you can do to potentially make the winter season more enjoyable for everyone and to avoid any loss of property or gifts. While shopping during this time of year, many of us make multiple stops as we attend a variety of stores to purchase gifts for loved ones. Please keep your purchases out of view and stow them in the trunk or rear area of your vehicle. Consider bringing a blanket to cover your purchases if you operate a van or SUV. Thieves wander the lots of retail outlets blending in with the crowd in search of property left in plain sight, avoid being victimized and store your purchases out of view.

The season also brings an increased volume of mail as friends and family from out of town send gifts to loved ones. With the increase in online shopping, many of us have gifts delivered to our homes as well. Please keep an eye on the Canada Post Boxes as these are a common target in search of valuable items.

We would also like to remind all owners of the importance of securing vehicles and property during this time. Here are some tips to help prevent theft:

- Always ensure doors are locked and windows are closed when you leave your vehicle or property.
- Remove any valuables from your vehicle.
- Keep any garage door openers out of sight. Store your garage door opener in a glove box or other concealed place, or take it with you.
- Consider using anti-theft devices, such as an electronic engine immobilizer or steering wheel lock.

PLEASE REMEMBER TO...

- Report all suspicious activity to RCMP at 403.932.2211.
- Ensure all doors are locked behind you.
- Take a few extra seconds to allow your garage door to close.



HOA OBLIGATIONS LEGEND

Site A1 - Main Entry Feature (22X)

- Includes Faux Rock, Signage, Lighting & Soft Landscaping

Site A2 - Storm Pond

- Bollard lighting & fountain

Site A3 & A4 - Phase 13 Entry Features

- Includes entry walls and soft landscaping

Site A5 - Phase 13 Park

- Bollard lighting

Site A6/A7 - Phase 14 Park & Linear Park

- Bollard lighting

Site A8 - Phase 19 Linear Park

- Bollard lighting

Site A9 - Future Phase 20 Park (2020)

- Bollard lighting

Site A10 - Future Phase 21 Linear Park (2020)

- Bollard lighting

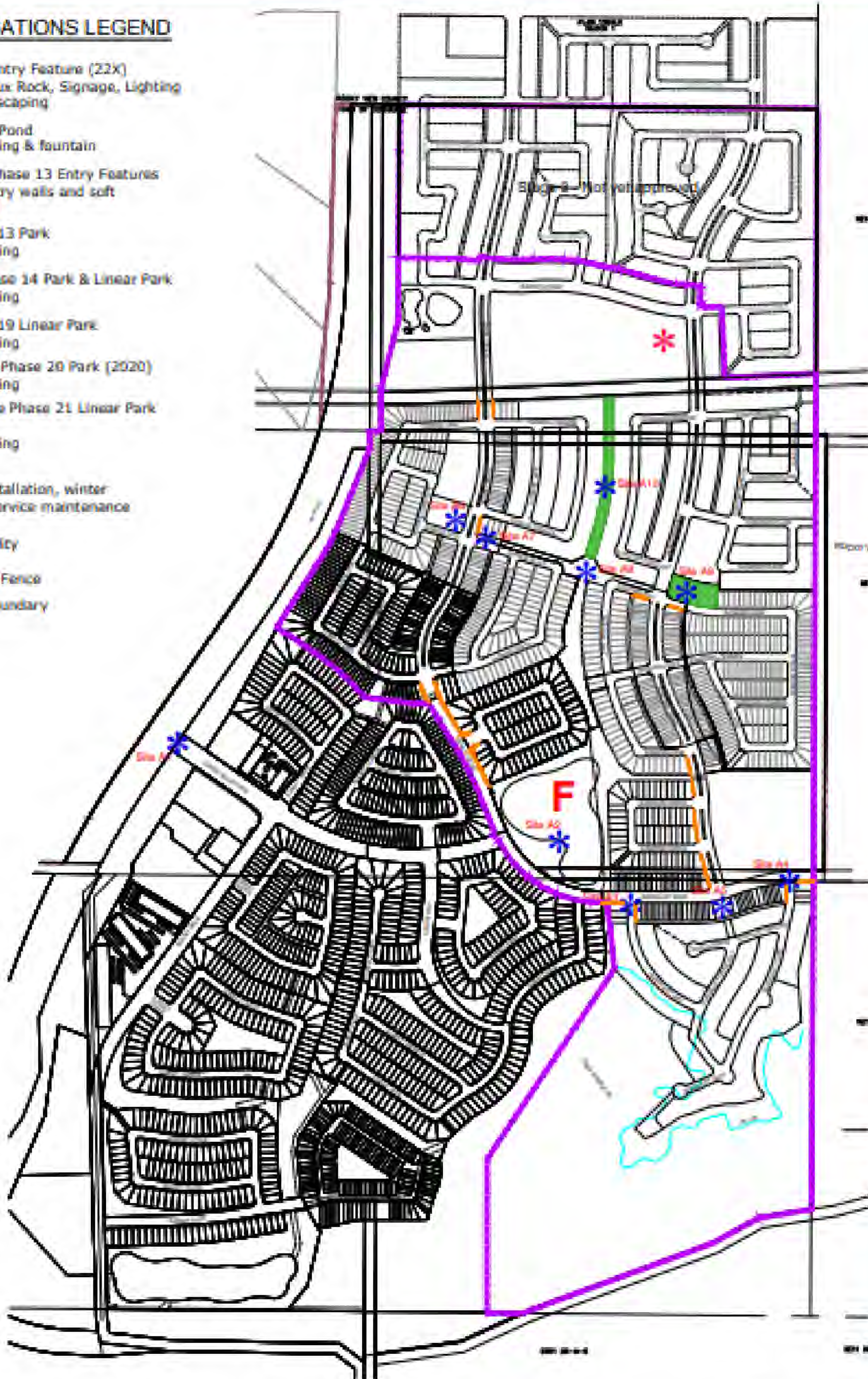
F Pond Fountain

- Includes installation, winter storage & service maintenance

***** Future HOA Facility

— HOA Maintained Fence

— Development Boundary



MAP UPDATED: Nov. 17, 2023



2023 HOA MAINTENANCE OBLIGATIONS MAP



SUNSET RIDGE HOA

Please visit:

<https://sunsetridgehoa.com/maintenancerequest/>

Core Real Estate Group

email: info@coremanagement.ca

phone: 780.651.1577

MELCOR

For developer related concerns please visit:

<https://liveinsunsetridge.ca/contact-us/>

TOWN OF COCHRANE

For the Town of Cochrane related concerns,

please contact 403.851.2590 or visit

www.cochrane.ca

COMMUNITY LEAGUE

We encourage all owners to connect with their community league for exciting events in their area.

Please visit:

<https://www.facebook.com/SunsetRidgeCochrane?mibextid=ZbWKwL>

