



Riverside RV Village

Condominium Corporation 9612304
PO Box 1689
200 – 4 Avenue S.W.
Sundre, Alberta T0M 1X0
p: (403) 638-3806
f: (403) 638-1244
e: riverrv@telus.net
<http://www.riversidervillage.com>

August 9, 2016

To All Owners:

The Riverside Board of Directors would like to acknowledge the feedback we have received from owners regarding the proposed Storage Compound changes. To the owners who sent us feedback, we apologize for not responding to you individually.

- The Board made this decision after reviewing recommendations by the committee that was formed in 2015 to look into the Storage Compound usage. We also considered many recommendations from owners who have expressed concerns since that time.
- The dynamics of Riverside has changed over the last few years as well as the demands of the Storage Compound. As representatives of all owners, the Board has reviewed all options that are available. Options that would be fair to all owners were also considered.
- By implementing this process, the Board feels they have addressed the need for equal opportunity of all owners to be able to get an assigned unit in the compound as well as implementing a rental fee. The fee is meant to provide a commitment to the owners who wish to use a stall within the Storage Compound.
- All fees collected from the Storage Compound will benefit all owners through the offset of future maintenance fees.
- Currently, there are no rules in place for the Storage Compound. This makes it difficult for the Board to monitor or enforce usage, which some owners have asked us to do. Multiple owners have contacted the Board to ask about getting access or to engage other owners to move items that have been parked in what are perceived to be their owned spot.
- The proposed fee is reasonable and when compared to other storage facilities in the Sundre area it is 50% less.
- All fees collected will appear as an income item on financial reports. The Board will allocate the income during the budgeting process, which will benefit all owners.
- Riverside RV Village (a corporation managed by all owners) will not assume liability for the compound area. It is each owner's responsibility to ensure his or her item is properly covered by insurance. The Storage Compound is fenced on the property boundaries of Riverside to stop offenders from accessing the compound without permission. The Storage Compound will be monitored during regular security rounds performed by our Park Managers.
- A locked gate will be installed at the entrance and more will be communicated later about this process.
- Owners will be given an identification tag that will be displayed on their unit.

The Storage Compound will be developed between October 1st 2016 and May 1st 2017. More communication will be sent to all owners.

Please contact your Board of Directors if you have any questions or concerns.