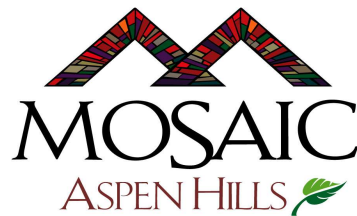


November 4, 2008

Volume 2, Issue 2



#### Updates on...

- Landscaping
- Project Signage
- \* Sales & Construction

#### New Points of Interest...

- \* ANHWP Warranty Requirements
- \* Deficiency Inspections
- \* Snow Removal

## Dear Mosaic Homeowners

Hawthorne Homes continues to recognize the importance of communication with you, our homeowners. Therefore we would like to take this opportunity to provide you with a further update on the happenings in and around the site.

The news letter is now available by accessing the Hawthorne Web site at [www.hawthorne-homes.com](http://www.hawthorne-homes.com). Upon access to Hawthorne Home Page, click on Calgary, than the Mosaic Aspen Logo followed by project updates.

## Landscaping...update

Our construction team has worked diligently over the past few months to complete the landscaping in and around your home.

As mentioned in the September issue, Building 10, Units 45 – 57 Aspen Hills Green, Building 60, Units 63 – 73 Aspen Hills Green, Building 70 Units 79 – 89 Aspen Hills Green were complete with the exception of gates, which have now been installed.

Building 50, Units 101 – 115 Aspen Hills Villas and Building 80, Units 119 – 133 Aspen Hills Villas were also completed to 100 % with addition of fence panels and gates.

Building 90, Units 120 – 128 Aspen Hills Villas, Building 100, and Units 158 – 166 Aspen Hills Villas, Building 20, Units 104 – 116 Aspen Hills Villas and Building 30, 170 – 182 Aspen Hills Villas are also landscape complete with the exception of a fence panel and a few gates that are on order.

Buildings 110, Units 151 – 161, Building 120, Units 217 – 227, Building 130, Units 165 – 171, Building 140, Units 201 – 213 Aspen Hills Villas had flatwork, irrigation, sod and plantings completed.

Flatwork and fencing is under way around buildings 150, Units 218 – 228 Building 160, units 201 – 213 will be landscape complete in spring 2009.



## **Project Signage**

The site signage was installed in mid September as per our Development Permit requirements to meet the City of Calgary's regulations. The balance of the signage will be completed in areas still under construction upon completion of the project.

The entry feature that will be located within the entrance to the site is under way. The support columns are in place with the lettering and metal work underway. Hawthorne's goal is to have the feature completed by late November.

## **Progress Report on Sales and Construction**

Sixteen of twenty buildings have started with fourteen buildings completed by construction and turned over for occupancy, with the next completion scheduled for late November. The sixteenth building – the walk outs fronting Aspen Hills Green at the East end of the site – will be completed for occupancy in January of 2009. With the slow down of the market, construction start for the next building in sequence, building 170, units 321 to 333 Aspen Hills Villas is tentative for December of this year. Start dates for the remaining four buildings will be staggered throughout 2009.

Eighty Four of one hundred and thirty two units have now been sold. You may see new faces in November with the closing of building 160, units 202 to 212 Aspen Hills Villas.

## **ALBERTA NEW HOME WARRANTY PROGRAM**

The Alberta New Home Warranty Program warranty requirements are;

**One Year Warranty Period (Building)** – Begins upon substantial completion of the building which is the date the occupancy permit is signed off by the City Inspector.

**Five Year Structural Warranty (Building)** – Begins upon substantial completion of the building which is the date the occupancy permit is signed off by the City inspector.

**One Year Warranty Period (Landscape/Irrigation)** – Begins upon substantial completion of landscaping for a specific block or common property area.

As a member of the Alberta New Home Warranty Program, Hawthorne Homes provides this warranty to the condo corporation and follows up with the appropriate paperwork to both ANHWP and the Corporation.

# Deficiency Inspections

To ensure the board representing the residents of Mosaic Aspen Hills are satisfied with the quality of the exterior, Hawthorne Homes has an inspection turn over process in place. These inspections begin after a project is turned over to the board and buildings, including landscaping become substantially complete. A typical review takes about three hours and includes approximately six phases. Each phase includes the building and all perimeter plantings, flatwork, lighting, fencing etc. within that phase. All exterior deficiencies are listed in detail and two copies are sent to the Management Company and they are to ensure the board receives their copy. The Mosaic Site team will ensure the deficiencies are corrected at which time we will hold second inspection for final sign off.



The inspections are conducted by the Site Manager and Project Management. Board representatives as well as a representative from the Management Company are always encouraged to attend these inspections. Although their attendance is encouraged, Hawthorne will proceed with inspections in the event they do not attend and forward the paper work to the Management Company. The first round of inspections for Mosaic Aspen Hills was held on Friday, October 31<sup>st</sup>. In attendance were two representatives of your board as well as a representative from Montgomery Ross & Associates. The group were able to review the first thirteen buildings and compiled a deficiency list that has been forwarded to the construction team for completion. Due to the season and the fact that the trees had lost their leaves we inspected buildings only. The landscape, flatwork and fencing within each of the thirteen phases will be inspected in early spring.

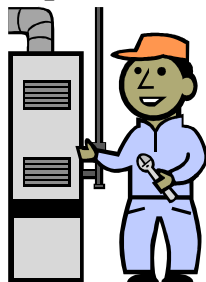
Upon final project completion the irrigation system and the pathway bollards will be inspected and turned over, concluding the process.

# Snow Removal

Removal of snow is the responsibility of the management Company. Should you have any concerns regarding snow removal, please contact your Management Company, Montgomery Ross and Associates.



## Tips....



Changing your furnace filter every three months will ensure maximum efficiency and save you money.

*PS: Hawthorne Site staff would like to thank all of you that are taking the time to close the garbage room door as it does help to keep our site clean.*