

# SOMERSET VILLAGE NEWSLETTER



Condominium Corporation No. 961 1089

[www.somersetvillage.ca](http://www.somersetvillage.ca)

## Community Manager Kelly Heintz

Diversified Management Southern  
218, 222 16<sup>th</sup> Avenue NE  
Calgary, Alberta T2E 1J8

Kelly Heintz

E-mail: [kheintz@divsouth.com](mailto:kheintz@divsouth.com)

Direct Line: 403 230 7376 Ext 230

Fax Line: 403 230 7375

Website: [www.divsouth.com](http://www.divsouth.com)

Emergency after hours: 403-230-7376 Ext 2

## Somerset Village Board of Directors 25/26

Contact for the Board of Directors: [board@somersetvillage.ca](mailto:board@somersetvillage.ca)

## Somerset Village Website

[www.somersetvillage.ca](http://www.somersetvillage.ca)

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



## February 2026 Issue

- Community Manager
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- Walkway safety
- SV bylaws update
- Parking on the roadways
- Seasonal Decorations
- Peanut shells

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!

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## In case of Emergency

If you need to reach the condominium manager urgently **after hours or on weekends**, please contact the Diversified Management call centre (emails are not monitored after hours or on weekends). Otherwise, you may see a lengthy delay in receiving a response. The call centre operator will make every effort to reach the appropriate person to respond to your concern. Should you wish to follow up with an email, please provide details including photos if possible.

**Emergency number: 403-230-7376 Ext 2**

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### Visitor Parking

Visitor parking is not for use by owners/residents. It is for the use of bona fide guests/visitors of owners/residents of Somerset Village for short periods of time. Each vehicle must visibly display a Visitor Parking Pass. Replacement passes can be obtained at a cost by contacting the Community Manager.

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## Warning Signs of Basement Water Seepage

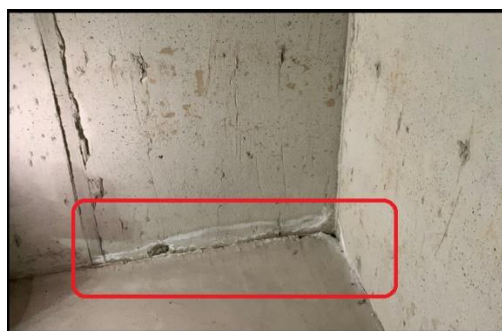
Basement water seepage is something that shouldn't be ignored. When this happens, it's important to evaluate the problem right away to prevent extensive damage and the need for costly repairs. Please check your basement walls and floor regularly to identify any leaks as soon as possible. The following are common warning signs that your basement is leaking water:

### Signs of Water Seepage

The presence of any unexplained moisture in your basement is cause for concern. Water seepage may present itself as peeling paint, damp spots along your walls, a musty odor, rust spots, or rot.

### Efflorescence

When the space is unfinished or the foundation wall is exposed, a text-book sign of water is efflorescence. Efflorescence is a powdery white substance that is created when water evaporates and leaves behind minerals and salt. This can be seen around cracks in the foundation and when water is pooling on the floor.



## Foundation Cracks



Small hairline cracks on your basement floor are normal. However, if the cracks are wide or the surface is uneven on either side of the crack, it may indicate that there's a structural issue. Cracks can also occur in basement walls or in corners, where two walls meet.



## Walls

In some cases, water entering your basement might not be a foundation issue. If you see efflorescence (streaks) coming down where pipes or exhaust lines go through the foundation walls then the seals around the pipes should be inspected. If you have a basement window and there is efflorescence staining the wall below it, this could be a sign of poor drainage or that your sprinklers may need to be adjusted.

## Bathroom ceiling exhaust fan

If you find water dripping from your bathroom fan and there is a good wind blowing outside, it could be that the angle of the wind is causing rain to go down the fan's exhaust pipe. This is not unusual.

**If you notice any of these warning signs, please contact the Condominium Manager during business hours\*, or contact the call centre for emergencies: 403-230-7376 Ext 2**

\*DMS hours are 8:00 am - 4:00 pm M - F; closed Saturday, Sunday and holidays plus after hours




## Walkway Safety

At this time of year icicles may form along the edge of eavestroughs, above the walkways. Water dripping from them may cause ice to form on your entrances and walkways. To keep these ice-free, please use the fine gravel and ice melt mix provided by the Corporation. They are in separate bins by the Somerset Village mailboxes.

## SV Bylaws Update

The SV Special Resolution that was approved recently has now been uploaded to the SV website. It appears as a separate document, and impacts Bylaws 49, 50 and 57:



### General Access Forms

*(Download and Print)*

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By-Laws and Policies

BYLAWS for SOMERSET VILLAGE

[Click, View or Print](#)

BYLAW AMENDMENT January 14, 2026



[Click, View or Print](#)

(Subject to changes and or updates)

Policies and Regulations for Owners

[Click, View or Print](#)

## Somerset Village Policy Reminders

 <p style="margin: 0; font-weight: bold; font-size: 1.1em;">Parking on the roadways</p>	 <p style="margin: 0; font-weight: bold; font-size: 1.1em;">Seasonal Decorations</p>
<p>Parking is not allowed on the Somerset Village roadways at any time.</p>	<p>The deadline for removal of seasonal decorations is <b>January 31<sup>st</sup></b>.</p>



### **Peanut Shells**

Please do not leave peanuts outside for the wildlife! Recently residents have complained they are finding peanut shells in their yards and common areas. Dogs are attracted to these and will eat them. According to MetLife Pet Insurance, peanut shells are choking hazards and can also lead to intestinal blockages.