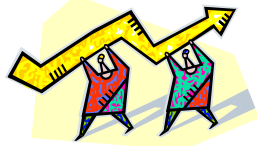




MOLE  
HILL NEWS



### 2010 Annual General Meeting

Thank you to everyone who attended the Annual General Meeting on September 23, 2010. We would like to welcome new board members, Nitin Madhvani, Ewa Gersin Elizabeth Kemp and Doug Tomkinson

We would also like to say farewell to retiring Board members, Bria Scott and Marvin Bates and thank them for their service on behalf of the society.

Thank you to current board members Gillan Jackson, Robert Nickerson, Derek Wood, Jacinta Eni, Antonio Baro-Castilante, Matthew Oliver, Carellin Brooks and Stephen Reid for all their work over the past year.

The executive for this year have been elected as follows:

Gillan Jackson – Chair,  
Doug Tomkinson – Vice-Chair,  
Robert Nickerson – Secretary and  
Derek Wood – Vice-Chair.

**Please join us for a “Meet the Board Night” on Thursday, November 25 at 7:00 pm in the Community Room.**

### Tenants’ Meeting Meet the Board of Directors and Crime Free Housing

Thursday, November 25<sup>th</sup>  
7:00 pm to 9:00 pm



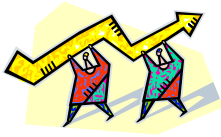
Join us for an evening to meet the Board of Directors at Mole Hill, followed by a presentation from Crime Free Housing. We are due for their renewal Resident Safety Social. These are important meetings to keep residents informed on security issues and general safety concerns. It is also a requirement to keep our Crime Free status.

Crime Free Housing is a resident friendly crime prevention initiative designed specifically to help apartment owners, managers, residents, police and municipal departments work together to keep illegal and nuisance activity off rental property.

### Mole Hill Christmas Party Sunday, December 19, 2010 Mark your calendars!

Dee Moss will be helping to organize the Christmas Party this year. If you would like to volunteer, please call Margot at 604-681-2096.

Thank you!



### News from the Executive Director's Office

I would like to thank the board for all of their support over the last year. An important reminder to all of us is that Mole Hill is only ten years old and in many cases we are still at the forming and storming stages. From my perspective, after being at Mole Hill for a little over 2 years, we have come a long way and successfully passed many challenging hurdles. The market appraisal that was conducted this summer resulted in nominal rent increases for some tenants and for the first time in over three years, we will have a balanced budget and an opportunity to replenish our replacement reserve account which was used to offset the deficit in 2009.

The transition to a new property management model is going very well. The financial efficiencies gained from this change have been substantial and having direct employees has been an added bonus. I would like to thank our outstanding employees, Brian Ferguson, Joshua Falcioni, Bobbie Cai, Catherine Tang and Angela Quiambao for the excellent work they have been doing over the last several months. Starting in November, our financial matters will be managed by a woman named Tracy McGrogan (CGA) who will be in the office one day per week. Tracy will be replacing a short term bookkeeping contract we have had with Best Books since March 2010. We are very excited about having all of our services on site for the first time in 10 years.

Please give me a call at 604-681-2096 or drop into my office at 1173 Pendrell (rear) if you have questions or concerns.



### Reminders from the Property Manager's Office

Please ensure your name and unit number are on any cheques you drop off at the office.

Dropping post-dated rent cheques off at the office a few days before the end of the month would be greatly appreciated.

Thank you to all the tenants who complied with our request to elevate planters off the wooden porch surfaces.

### Mole Hill Tenant Events

Would you like to see more tenant events at Mole Hill?

Please give us your feedback by completing a tenant survey that can be found in the laundry room.

Feel free to attend the Mole Hill Social Games Night, held in the Community Room the first Wednesday of each month at 7:00 pm.



If you are interested in taking part in Parenting and Personal Growth courses led by Family Services of Greater Vancouver, please give me a call (604-681-2096) and let me know. You can also email me at [mbeauchamp@mole-hill.ca](mailto:mbeauchamp@mole-hill.ca).