

Westman Lions Manor Office Update



Friday, October 24, 2025

VSA - Annual General Meeting – the VSA AGM will be held in the Ken Robbins Hall at **1:00 PM** on **Monday, October 27, 2025**. Your chance to have a say in the activities, events and direction of the VSA community. There will be an election for the new Executive Committee so your voice and vote matter!

Whether you're new or have been here for years, this is a great opportunity to **get involved, share your ideas, and shape the future of our VSA community**.

November/December Calendar – the November & December calendars will be distributed on **Tuesday, October 28, 2025**.

Crane on Site - Please be advised that on **Wednesday, October 29, 2025** a crane will be on site to lift safety anchors and equipment onto the Phase 2 roof. The crane will be set up in the East parking lot – Northwest corner (outside Door #6) at **8:45 AM**. Tenant who need to move their vehicles will receive a notice.

Update on Commercial Phase 2 Roof Replacement Project - We wanted to provide an update on the ongoing roof replacement project. As you may have noticed, the work has taken longer than initially expected. The delay is due to a combination of recent weather conditions and other unforeseen scheduling challenges that temporarily slowed progress.

Please be assured that the project remains on track for completion, and the scope and cost of the work have not changed. The roofing company was selected by the board based on the recommendation of our independent roofing consultant, and they continue to work closely with the consultant to ensure the project is completed to the highest standard.

We understand that the extended timeline may cause inconvenience and appreciate your patience and understanding while this essential work is completed. The new roof will provide long-term benefits for all tenants, including improved protection and reduced maintenance needs.



Brandon Lions Club Pancake Breakfast – the Brandon Lions Club will be holding their Pancake Breakfast at **8:00 AM** on Saturday, **November 1, 2025** in the KRH. The menu is pancakes, sausages, fruit, coffee and juice and the cost is **\$8.00/per person**.

Phase 2 Ducts - We've received several enquiries about vent cleaning and the use of vent filters in Phase 2 suites. Please be assured that we have been using MERV-8 high-end furnace filters since 2018, replacing them twice annually. The air quality testing conducted within the suites consistently returns excellent results.

Recently, some residents may have noticed increased dust in the building. This is a temporary result of ongoing resurfacing work in our lots and laneways, and we anticipate some dust may continue until the roof

work is completed. We are fully aware of this issue and are taking diligent steps to maintain clean air in all suites and common areas.

At this time, we do **not** plan to perform duct/plenum cleaning or to install additional filter materials in vent outlets within individual suites. Based on current industry guidance:

- **Unless there is a specific, confirmed issue with your ducts, professional duct cleaning is unlikely to provide health or air quality benefits** and is often considered an unnecessary expense.

We remain committed to maintaining a safe and healthy living environment.

Phase 2 Furnace Filter Replacements – the furnace filters in Phase 2 have been replaced.

Remembrance Day - Please be advised that the Office and Maintenance Department will be closed on:

- **Monday, November 10, 2025** – staff will be using a vacation day
- **Tuesday, November 11, 2025** – Remembrance Day



I wanted to clarify that Monday is not an additional paid holiday — staff will be using one of their earned vacation days.

During this time, staff will not be available except in case of a building emergency.

For urgent assistance, please call the **Maintenance Emergency Line** at **204-717- 8611**

The **Remembrance Day Service** will be held at **10:30 AM** on **Tuesday, November 11, 2025** in the KRH.

Shuffleboard – As requested, the guys explored the idea of installing a ceiling mirror to provide an overhead view of the shuffleboard games, it unfortunately isn't a feasible option.

The team tested several placements — including mounting a mirror on the bulkhead and hanging one from the drop ceiling — but neither solution provided clear visibility for all seating areas. In addition, the mirror interfered with the lighting and created safety and obstruction concerns.

Since the games are already being shown on the television, that setup remains the best way to provide an overhead view for everyone without impacting lighting or sightlines.



We appreciate the suggestion and the effort to enhance the shuffleboard experience, but given these limitations, we won't be able to move forward with installing a mirror at this time.

Foot Clinic – Due to a shortage of nurses, some appointments could not be completed at this week's Foot Care Clinic. The next ACC Foot Clinic will be held on **December 1 & 2, 2025**.

Tenants whose appointments were missed will receive **priority booking**, and we will call to set up those appointments directly. Once we have confirmation on the number of nurses attending, a **sign-up sheet** will be posted in the kiosk for any remaining available spots closer to the clinic dates.

Thanks,
Manor Staff

