

Grandview and Parkview Courts

NEWSLETTER

March 2008

President's Message

With a new year underway, your new Council and I are working on your behalf to do our best to ensure we stay on track (and on budget) with all the things that have to be done. Some of the challenges right now are the building envelope review and seeing that many of the minor repairs necessary get done. New carpeting is being installed, and major work like the underground construction joint repair will get underway in the next few months. We are also in the process of making our amenity rooms places where you and yours can go and use for meetings, get together or just sit and read a book. There is still a lot of work to do though, and equipping and furnishing these rooms will take time. If you have any furnishings you may wish to donate, please drop a note at the office and we will see if we can make use of it. Maintenance of a complex the size of ours never ends, and if you see anything in need of immediate repair, please let the caretakers know. (604-589-0274)

Darren

Caring For Your Unit

You are responsible for everything within the walls of your strata unit – plumbing, wiring, paint – everything. Some of the things you should keep in mind...

- The need for personal insurance and "Strata Deductible" insurance to cover the deductible your strata will pay for repairs (\$5000 +)
- Only waste water goes down the sinks and only liquid/solid waste and toilet paper down the toilet, NOT grease, oil, solvents, kitty litter, food, etc. Use a strainer in your sink and empty the remains into the garbage.
- Replace (or have a plumber replace) the old copper water pipes under your sinks that go to your taps, dishwasher and toilet tank with steel braided flexible type hoses. Trust me. They are getting older and may eventually leak.
- Keep your dryer vents clean. Annual cleaning is paid for so please make arrangements, when the time comes, to make your key available.
- Keep your exterior patio clean. The deck coating on your patio is actually a waterproof membrane that protects the building (important) Elevate any planters for air flow and report any serious grime/algae buildup so we can see to having it removed to prevent future decay.

Let's All Work Together

Living in a Strata means sharing responsibility. Yes we own our own units and take pride in that fact BUT we also share ownership in this complex and the costs related to our buildings, sidewalks, parkades, patios, etc. So it is up to all of us to take some ownership in looking after that. (Now you know why we have rules)

- **Dispose of litter properly** by putting only your bagged household garbage in the garbage bins. Furniture, wood, construction waste, etc are things we all have to pay extra to have hauled away, so you will have to foot the bill for that. If you have stuff to get rid of, call Trashbusters (1-800 RID OF IT) or take it to the dump. If you smoke, use an ashtray. Throwing butts off your balcony is not only dangerous and inconsiderate, but can also start a fire.

- **Treat your fellow neighbours with respect** by being aware of how much noise you make. Often barking dogs are a source of complaints. If Fido's excessive barking is a concern, there is a wide variety of reasonably priced no-pain "Barking Collars" available for purchase from your favourite pet supply store.

- **Carry your pet.** Little "Fluffy" may be your pride and joy but Bylaws require pets to be carried while out on common property not just inside the buildings. (unless exempted by Council) Please keep our property (including patios) clean by making sure your dog "does it's business" off the property.

--**Protect your home.** If you wouldn't let a stranger into your suite, why would you let them follow you through the door into your building? Ask people awaiting entry to use their fob or the intercom, as you "aren't allowed to let people in." Never leave a door propped open.

- **Report suspicious activity** – If you see someone or something that "just doesn't look right" phone the RCMP non-emergency line (604) 599-0502. Many crimes are stopped before they happen because someone reported a suspicious person or activity. Be a Blockwatch neighbour.

Next Council Meeting

The next council meeting takes place April 24th at 7 pm in the Grandview Amenity room. Owners are welcomed to attend and address council with any concerns or questions (submitted in writing please) If you have any ideas or suggestions for council, just drop them off at the site office and we'll see what we can do.