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VISOA Bulletin - April 2008

## President's Report

I am honoured to have been elected rtgukfgpv"cv"qwt"Łtuv"Dqctf" o ggvpki0" Vjg"qvjgt" fwwku"vcmgp"qp"d{"Dqctf" Members are apparent from the oDqctf" qh" Fktgevqtu0" dnwtd" cv" vjg" dqvwqo"qh"vjku"rcig0

We are indebted to Harvey Williams for his leadership over the past two {gctul0" Owej" ycu" ceeqo rnkujgf" fwtkpi" jku"vk o g"cu"Rtgukfgpv."pqv"vjg" ngcu"qh"kv"ku"vjcv"XKUQC"ku"qpeg"ci ckp" kp" Łpg"ujcrg" Łpcpekcn{0" Yg" gxgp" jcxg"cu"o cnn"tgugtsg0

Our February AGM and seminar were very well attended with over 120 o g o dgtu" rtgugpv0" Vjku" eqpvkpwgu" c" vtgpf" vjcv" jcu" uggp" uki pkŁecpvn{" jki jgt" rctvkekrcvkqp"kp"4229"qxgt"vjg" rtgkqwu" {gct0

At the AGM four of last year's

fktgevqtu"ygtg"tg/gngevgf."Łxg"jcf"pqv" Łpkujgf"vjgkt"vyq/{gct"vgt o"cpf"qpg" supernumerary member was added after a 'yes' vote to increase the pw o dgt"qp"vjg"Dqctf0"Ujcyplcemuqp" ku" vjg" pgy" cffkvkqp0" Yg" ygneqog" jk o"vq"vjg"itqwr"cpf"nqqm"htq yctf"vq" c"htwkvhwn" yqtmkpi" tgnckvqpukr" ykvj" jk o0"Ujcyplku"cnqpi/vk o g"xgvgtcp"qp" vjg"eqwpekn"qh" jku"qyp"uvtvcv." yjgtg" he served in all executive positions qxgt"38" {gctul0

Shawn has been employed by the Ministry of Employment and Income Cuukvcpeg" hqt" vjg" uc o g" 38" {gctul0 He was also involved with diverse eq o w p kv {" itqwr" kp" xqnpvggt" rqukvkqpu0

We are happy to have Shawn on dqctf."uq"vq"urgcm."cpf"ctg"htqvwpcvg"

vq" tgvcvkp"vjg" rcuv" o g o dgtu."cu"vjg{" jcxg"cnm" fqpg" iqqf" y qtm"htq" Kuncpf" uvtvcu0

" Jctxg{" vqigvjgt" ykvj" fktgevqt" Fgt{m"Pqtvpq."ycu"cevixgn{"kpxqnxgf" kp" oggkpiu" ykvj" Iqxgtpogpv" qhŁekcnu"vq" o cmg"vjg"URC" o qtg" wugt/ htkgpfn{"cpf" yknn"eqpvkpwg" ykvj"vjku" rtqlgev0

" Cu" yg" cm" mpqy." vjg" yjggnu" qh" Iqxgtpogpv"vwtp"unq yn{"uq"vjku"yknn" dg" cp" qpiqkpi" eqpegtp" hqt" Jctxg{" cpf" Fgt{m."cu" ygnn"cu"XKUQC"cu" c" yjqng0

Harvey has set the direction XKUQC"yknn"vcmg"qxgt"vjg"pgzv" {gct0"K" can only hope to do as well as he and vt{"vq"hqnmqy"kp" jku"hqquvvgru0

- Felicia Oliver

## In this issue...

† AdVUV_ edCVá` æFelicia Oliver .....	1
† 3RVJR_U deRRaJR_d Joyce Johnston .....	2
† ? RZ_ Rjg` Jf_ eVchW Sandy Wagner .....	3
† 4_ Y f dZ_Xl deRR` h_ VcdZA hZY RchZb Karen Watson .....	4
† CZA > R RV^ V_e John Grubb .....	5
† DeRR5` Td` _ JZ VVictoria Real Estate Board.....	6
† :_ df dR TV` _ :^ ac` gV^ V_ ed Shawn Fehr .....	8
† 3fj VcShRV Deryk Norton .....	9
† J` f RAVUHarvey Williams.....	10
† HY` è T`_ df leWccV` VURZ`_ Harvey Williams.....	11

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### ~ Members at Large ~

Debbie Allen, Sandy Wagner, Shawn Jackson, Elsie Lockert, Deryk Norton



Photo by Harvey Williams

Volunteers at VISOA workshop on strata legislation in Nanaimo.

# 3RcV]R U dæRæRa]R dR USf ZUZ XdiYV^ Vd

by Joyce Johnston, attorney specializing in strata issues

Uvtcvc"Rncpu"vjcv"uwdfkkxfg"ncpf"ctg" ecnngf" dctg"ncpf" uvtcvc" rncpu0" Wpnkmg" land subdivided without a strata rncp."dctg"ncpf"uvtcvcu"jcxg"eqo o qp" rtqrgrtv{0"Dwknfkpi"uecp"qeewt"qp"dctg"ncpf" uvtcvcu." dwv" vjg" fgxgnqr o gpv" tg o ckpu" c" dctg"ncpf"uvtcvc0

Dwknfkpi" uejg o gu" ctg" c" v{rg" qh" tguvtkevkg"eqxgpcpv"qp"ncpf0"Dwknfkpi" uejg o gu" ecp" iqxgtp" tgiwnctn{" uwdfkkxfgf"ncpf."qt"ncpf" fkkxfgf" d{" c"dctg"ncpf"uvtcvc"rncp0"Ykvj"vjku"v{rg" qh" eqxgpcpv."gcej"qh" vjg"qypgtu"qh" vjg"nqv" ykvj"kp" vjg"dwknfkpi" uejg o g" is bound by restrictions set out in the Dwknfkpi" Uejg o g." cpf" gcej" gplq{u" vjg"dpggLv"vjcv"vjg"tguvtkevkgpu" k o rqug" qp"gxgt{"qvjgt"qypgt0"Vjg"guugpvkcnu" qh" c"xcnkf"dwknfkpi" uejg o g"ctg<

30" c"eqo o qp" xgpfqt

40" c" fgLpgf" ctgc" kp" yjkej" vjg" scheme of development is to operate

50" FgLpkvg" tguvtkevkgpu" eqpukvkvkpi" a local law for such area

60" Eqxgpcpvu" d{" vjg" rwtejcugtu" that

\*k+" vjg{" rwtejcug" ykvj" mpqyngfig" of this local law

\*kk+" vjgug" qdnkicvkqpu" dkpf" vjg" xgpfqt." uwdlgev" vq" cp{" eqpvtcevwcn" tkijv" jg" oc{" tgugt" vq" xct{" tguvtkevkgpu." cpf" vjgug" qdnkicvkqpu" bind the purchasers

(iii) that implicit in these qdnkicvkqpu" ctg" vjg" tgekrteqcn" tkijvu" qh" vjg" rwtejcugtu" vq" dpggLv" qh" vjg" restrictions and their enforcement

70" c" rtgekug" rkpq" qh" vk o g" yjgp" vjg" nqecn" nc y" ku" cfqrvgf0

Dwknfkpi" Uejg o gu" jcxg" dgpp" fguetkdgf" kp" c" pw o dgt" qh" y c{u<

30" Vjg" xgpfqt" k o rqukpi" c" nqecn" nc y"

qxgt" vjg" ncpf" qt" nqv" kp" vjg" uejg o g." dkpfkpi" vjg" ncpf" cpf" vjg" qypgtu." cp{" of whom can enforce

40" K o rncecvkqp" qh" o wvwn" eqpvtcevu" between the various lot owners

50" Nqv" qypgtu" dgkpi" uk o rn{" dqwpf" d{" gswkvkgu" ctkukpi" qwv" qh" vjg" Dwknfkpi" Scheme

Kp" cp{" gxgpv." kv" ku" ko rqtvcpv" vq" know that any of the included pgkijdqwtu" ecp" gphqteg0" Kv" oc{" dg" that the developer has reserved some tkijvu" kp" vjg" cevwn" Dwknfkpi" Uejg o g" fqew o gpv" vq" xct{" tguvtkevkgpu0

Kp" qtfgt" vq" epegn" qt" ejcpig" c" Dwknfkpi" Uejg o g." cpf" qypgt" oc{" iq" vq" Eqwtv" wpgft" ugevkgp" 57" qh" vjg" Rtqrgrtv{" Ncy" Cev0" Vjg" Rtqrgrtv{" Ncy" Cev" ugv" qwv" vjg" hqmqykpi" etkvgtkc" hqt" epegnncvkqp" qt" ejcpig

\*c+" dgecwug" qh" ejcpigu" kp" vjg" ejctcevt" qh" vjg" ncpf." pgkijdqwtjqqf" qt" qvjgt" ektew o uvcpegu." vjg" tgi kuvgtgf" ejctig" ku" qduqngv

(b) the reasonable use of the land yknn" dg" ko rrgfgf." ykvjqwv" rtceveken" dpggLv" vq" qvjgtu" kh" vjg" tgi kuvgtgf" ejctig" ku" pq" ejcpigf" qt" epegnngf

(c) the persons entitled to the dpggLv" qh" vjg" ejctig" jcxg" citggf

\*f+" epegnncvkqp" qt" ejcpig" yknn" not injure the person entitled to the dpggLv" qh" vjg" ejctig

\*g+" vjg" tgi kuvgtgf" ejctig" ku" kpxcnkf." wpgphqtegcdng." gzrktgf

If a strata wanted to enforce the Dwknfkpi" Uejg o g." kv" oc{" dg" rqukdng" to enact strata bylaws that are parallel vq" vjg" rtqxkukqpu" qh" vjg" uejg o g0"

J qy gxgt." c" nc y {gt" ujqwnf" nqqm" cv" the bylaws to make sure that they are gphqtegcdng." cpf" ykvj" kp" vjg" d{nc y" o cmkpi" rqygt" itcpvgf" d{" vjg" Uvtcvc" Rtqrgrtv{" Cev0

A case where strata bylaws eqpLkevgf" ykvj" vjg" Dwknfkpi" Uejg o g" ku" Ykpejgugvt" Tguqtvu" Kpe0" x0" Vjg" Qypgtu." Uvtcvc" Rncp" MCU43: :." c" 4224" fgekukqp" qh" vjg" DEUE0" Vjg" kuuwg" ycu" yjgvjgt" c" Lujkpi" tguqtv" could be developed on the land – vjg" Dwknfkpi" Uejg o g" cmmqygf" kv" but the strata bylaws did not since they stipulated all lots to be used as tgukfgpvkcn0" Vjg" Dwknfkpi" Uejg o g" was held to be enforceable and the relevant strata bylaws unenforceable cickpuv" Ykpejgugvt" Tguqtvu0

Vyq" qvjgt" ecugu" kpxqnxkpi" uvtcvc" rncpu" cpf" Uvcvwtq{ Dwknfkpi" Uejg o gu" ctg" MqtpLgnf" gv" cn0" x0" Kpvtcy guv" 4227" DEUE" 33 : 9." cpf" Ucwvg" x0" Ocemgicg" 4228" DEUE" 9 : 30" Vjgug" ecugu" ctg" cxckncdng" qp" vjg" DEUE" y gdukgv

**G: D@2df aT ^ Z X  
#!) d^ Z Rc dæZd  
~ Mark your calendar ~**

†5RvAdf URj2ad1#L#!)  
3 11^qfIk7?b\_ ^k M^oh) K^k^f j l  
†5RvAdf URj2f\_V####!)  
3 11^qfIk7@l j j lk t b^iqe Mi^b)  
Sf ql of^  
†5RvAdf URj2DæZ#L#!)  
3 11^qfIk7?b\_ ^k M^oh) K^k^f j l  
†5RvAdf URj2? gZ#!)  
3 11^qfIk7Qo^c^id^o , MoI \*M^qof^  
l bdf l k) Sf ql of^

# ? RZ \_R] g` ]f\_eWchW\+ 2acZ #(1> R] \$L#! !)

by Sandy Wagner

[qw"oc{"dg"cumkpi"ōy j{"ku"XKUQC" vgnkpi" wu" cdqvw" Xqnpvpggt" YggmAö" Dgecwug"xqnpvpggtu"ctg"vjg"dcemdqpq" qh"oquv"Uvtvcu."cpf"qh"XKUQC"0"

[qwt"Uvtvc" Eqwpekn" ku" ocfg" wr" qh" xqnpvpggtu" Vjg" qypgtu" kp" {qwt" strata could vote for a bylaw to pay eqwpeknqtu" hqt" vjgkt" ghhtvu" cnvjqwi j" oquv" fq"pqv" Hqt" vjqug" yjq" fq"vjg" amount paid is usually just a small vqmgp" Fgrgpfkpi" qp" vjg" uk|g" qh" your complex and the involvement qh" qvjgt" qypgtu." xqnpvpggtkpi" hqt" Eqwpekn"ecp"vcmg"lwuv"chgy" o kpwvgu" c" o qpvj. "qt"kv"eqwnf"vcmg"ugxgtcn"jqwtu" c" yggm" Fqpw"ngv"vjcv" fkuuwefg" {qw" htqo" xqnpvpggtkpi" ó" vjg" qnf" uc{kpi" òocp{" jcpfu" ocmg" nki jv" yqtmó" ku" vtwt"vjcp"gxgt"kp" c" uvtvc"0"

Vjg" Eqwpekn" Rtgukfgpv" ku" vjg" Ltuv" contact for many owners with a swgukqp."dww" fgrgpfkpi" qp" vjg" yc{" {qwt" uvtvc" ku" qticpk|gf" {qw" oki jv" jcxg" xqnpvpggtu" kp" ejctig" qh" ocp{" fkhgtgpv" ctgcu" uwej" cu" Ictfgpu." Dwknfkpi" Ockpvpgcpeg." Tge{enkpi" cpf" Ictdcig. HktgUchgv{. RguvEqpvtqn" cpf" uq" qp"0" Qypgtu" ykvj" c" swgukqp" or concern contact these volunteers fktgevn"0" Vjg" kpfkxfwcn" xqnpvpggtu" jcxg" vjg" tgiwnct" tgurqpukdkkv{" vq" check the status of their area and tgrqtv"cp{" fgLekgpekgu"vq"vjg"eqwpekn"0" Vjgp."cickp" fgrgpfkpi" qp" {qwt" qyp" uvtvc"0" qticpk|cvkqpcn" uvtwevwtg." the council would hire a contractor or call on volunteers to assist with pgeguuct{" yqtm"0" [qw"ecp"ugg"vjcv"vjg" o qtg" xqnpvpggtu." vjg" gcukgt" vjg" fckn{" lqd"qh" Eqwpekn" Rtgukfgpv"0"

One council position that many uvtvcu" jcxg" c" jctf" vkog" Lnkpi" ku" vjcv" qh" Ugetgvct{"0" kp" o {" qyp" uvtvc." qpg" year each councilor in turn acted as o qpvjn{" "ugetgvct{"0" Pq" qpg" ogodgt" had to record the minutes for the gpvktg" {gct." cpf" gcej" ngctpgf" lwuv"

yjcv" ku" kpxqnxgf" kp" ytkvki" vkog"n{" tgurqpugu"vq"qypgtu"0"swgukqpu"0"Ncem" qh" eqorwvgt" umknu" ycu" pq" gzewug<" handwritten minutes are certainly ceegrvcng" Pq" qpg" etkvek|gf" cp{" qvjgtu" yqtm"ó" yg" ygtg" cmm"lwuv" incf" vjcv"vjg"fwkgu" ygtg" fxxkfgf" gxgpn{"0"

Fgrgpfkpi" qp" {qwt" dwknfkpi." the Treasurer may have a fairly gcu{" vcum<" txkgykpi" vjg" Lpcpekn" Liwtgu" eqorkngf" d{" {qwt" Rtgrgtv{" Opcigogpv" Eqorcp{"0" Kh" {qw" ctg" ugh/ocpcigf" vjg" Vtgcuwgt" ku" kp" ejctig" qh" eqmgevki" o qpvjn{" cuuguogpvu." ocmki" dcpm" fgrqkuv." rc{kpi" dknu." cpf" rtgrctkpi" o qpvjn{" Lpcpekn" uvcvogpvu"0" Kv" cmm" uqwpfu" fcvpvki" wpvkn" {qw" tgenk|g" vjcv"vjgug" ctg" cmm"vcumu" yjkej" eqwnf" dg" fngicvfgf" to other volunteers with the Treasurer qxgtuggkpi"cpf"qticpk|kpi"vjgkt"yqtm"0" C" ukorng" ceeqwpvki" rtqitc" o" uwej" cu" òGcu{" Eqpfqö" ocmgu" o qpvjn{" statements very quick and easy to etgcv"0"

Oquv" qypgtu" ctg" òtqrgf" kpqö" xqnpvpggtkpi" hqt" eqwpekn" gxgpwcmn{"." cpf" ocp{" Lpf"kv"vq"dg"cp"kphtqocvkg" gplq{cdng"gzrgtkpgp"0"

The Vancouver Island Strata Owners Cuuqekcvkqpou" Dqctf" qh" Fktgevtu" ku" ocfg" wr" qh" vgp" xqnpvpggtu." yjq"

meet monthly to carry out the Cuuqekcvkqpou" ocpfcvg" qh" gfweckpi" uvtvc" qypgtu" Yg" rtqkxfg" gfweckqp" kp" vjg" hqt" o" qh" ugokpctu." yqtmujru." dwnngvku." rwdnkecvkqpu." cpf" ygdugv"0" We couldn't do our work without the cuukvcpeg"qh" ocp{" o qtg" xqnpvpggtu"0"

Think about the last VISOA Ugokpct" {qw" cvgpgfg<" [qwt" uvtvc" received a seminar notice in the ockn" cpf" rquvgf" kv" kp" {qwt" dwknfkpi"0" [qw"nquv"vjg" cfftguu." uq" {qw" gockngf" XKUQC" vq" Lpf" qwv" vjg" ugokpct" nqecvkkp." cpf" tgegkxgf" c" rtqorv" tgrn{"0" Qp" ugokpct" fc{"." {qw" ygtg" itggvgf" cv" vjg" fqqt." vjgp" {qw" ocfg" {qwt" yc{" vq" gkvjgt" vjg" tgiukvckvq" qt" ogodgtujkr" vcdngu" vq" ukip" kp" cpflqt" tggpy" {qwt" ogodgtujkr"0" Vjgp" yjkg" yckvki" hqt" vjg" ugokpct" vq" dgi k" {qw" had a cup of coffee and browsed uqog" rwdnkecvkqpu"0" [qw" cumgf" c" few questions about a situation in {qwt" uvtvc." vjgp" {qw" jcf" c" ugc" cpf" nkuvpggf" vq" c" iwguv" urgcmgt"0" Vjg" urgcmgt" ycu" rjqvqitcrjgf" yjkg" jg" urqmg"0" Fwtkpi" vjg" dtgcm." {qw" jcf" another cup of coffee and decided to purchase the publication you had nqqmgf" cv" gctnkt"0" Yjgp" vjg" oggkpi" tgeqpxgpgf." {qw" rww" wr" {qwt" jcpf" vq"

Continued on page 9

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# 4` Y` f dZ Xl dæRæR` h \_ VcdYZa h ZÆY RQh Zæ

by Karen Watson, member of the Creekside Community

" Etggmukfg"Eqo oqpu."c" ogo dgt"qh" XKUQC."ku" c" eqjqwukpi" fgxgnqr o gpv" nqecvfg" kp" Eqwvtpc{"kp" vjg" dgcwkhwn" Eqo qz" Xcmg{" qp" Xcpeqwxgt" Kumcpf0" Approximately seventy residents are housed in 36 duplex units with shared hceknkvkgu" cpf" eqo oqp" ncpf0" Cv" Ltuv" incpeg" Etggmukfg" Eqo oqpu" crrgctu" vq" dg" c" tgi wact" uvtvc" fgxgnqr o gpv" dwv" on closer inspection there are a number qh" etwekcn" fkhgtgpegu0" Vjg" eqo owpkv{" gpeqo rcuugu" cm" cigu" htqo" kphcpvu" vq" qevqigpctkcpu" cpf" kpenwfgu" C ogtkcpu" cpf" Dtkvu" cu" ygm" cu" Epcpckcpu" htqo" Cndgtvc" cpf" DE0" Jqy xgt." rtqdcn{" vjg" dki iguv" fkhgtgpeg" ku" vjg" kpxqnxg- o gpv" qh" vjg" tgukfgpv" kp" etgcvkpi" vjg" pgkijdqwtjqf" yg" nkxg" kp" /" yg" ctg" pqv" only owners but also developers and o pcpigtu" qh" vjg" uvtvc0" " Vjg" fgxgnqrogpv" qh" Etggmukfg" Eqo oqpu" uvtvcf" ykvj" c" xkukqp" vjcv" kpenwfgf" nkxkp" ykvj" pgkijdqwtu" ykvj" similar values – our intent is to co- etgcvg" c" uwuvckpcdng" pgkijdqwtjqf" qh"

beauty and peace where members can itqy" cu" kpfxkfwcnu" y jkng" uwr rqtvkpi" gcej" qvjgt." vjg" ncpf" qp" y jkej" yg" nkxg" cpf" vjg" ykfgt" eqo owpkv{0" Qwt" o ku- sion statement was up on the website htqo" vjg" dgikppkpi" vqigvjgt" ykvj" dkqi- tcr jkgu" cpf" rjqvqitcr ju" qh" eqo okvgf" dw{gtu0" " Cu" fgxgnqrgtu" yg" dqwi jv" vjg" ncpf" cpf" jktgf" gzrgtvu" vq" o gpvqt" wu" vjqtqwi j" the two and a half years it took to eqo rnvvg" vjg" rtqlgev0" Fgxgnqrogpv" kpenwfgf" dwknfkpi" vjg" eqo owpkv{" qh" Etggmukfg" cu" ygm" cu" vjg" rj {ukecn" uvtwe- vwtgu" cpf" ncpf0" Fgekukqpu" qp" uvtwevwtg" and function were key discussions that ygtg" jgnf" cv" qwt" o qpvjn{" oggkpiu" which also served as an opportunity vq" igv" vq" mpqy" gcej" qvjgt0" Yg" yqtmgf" jctf" vqigvjgt" cpf" rnc{gf" jctf" vqigvj- gt0" " Cv" vjg" gpf" qh" Lwpg" 4229." yg" vqqm" strata ownership of our individual units and the twenty feet of limited common property behind each house which

eqpukvwvgu" qwt" rtkxcvg" dcem{ctfu0" Vjg" rest of the nine acre parcel of land that eqo rtkugu" Etggmukfg" ku" eqo oqp" rtqr- erty and decisions as to how that land is developed will be made in concert ykvj" vjg" tguv" qh" vjg" eqo owpkv{0" Vjg" kpvqvkqp" kpenwfgu" ictfgp" ctgcu." eqo- rquvkpi." htwkv" vtggu." ejknftgp0" rnc{" ct- gcu." swkgv" ukvkpi" rncegu0" Each strata owner also shares own- gtujkr" qh" vjg" Eqo oqp" Jqwug" cpf" vjg" yqtmu jqr0" Vjg" Eqo oqp" Jqwug." c" jcpfuog" vkodgtgf" dwknfkpi" cv" vjg" gpvtcpeg" qh" Etggmukfg." ku" vjg" jgctv" qh" vjg" eqo owpkv{0" kv" eqpvckpu" vyq" iwguv" tqqou" hqt" vjg" wug" qh" xkukvqtu" vq" Etggm- ukfg." c" ncwptf{" tqqo." ejknftgp0" rnc{" tqqo." oggkpi" tqqo." nqwpig." fkpki" tqqo" cpf" mkvejgp0" Vjku" ku" yjgtg" yg" oggv" vq" ocmg" fgekukqpu0" Vjku" ku" yjgtg" yg" icvjgt" vq" uctg" o gcnu" ykvj" qpg" cp- qvjgt" cpf" vq" egngdtevg" ykvj" gcej" qvjgt0" Vjku" ku" yjgtg" {qw" yknn" Lpf" vjg" icogu"

Continued on page 7



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*Rate Reduction*

# CZA > R\_RXV^ V\_eł GRIRZ \_ EZ V

by John Grubb, SMA, RPA, RRO

" Yqtmkpi "qp"v jg"dcuke" rtg okug"v jcv" v jg" tgen" rwtrqug" qh" c" Uvtvc" Eqtrq-ration is to operate and maintain the rtqrgtv{ "qp" dgjcnh" qh" kvu" Qypgtl Ujctgj qnfgtu." y g"qhht"v jg" hqnmq y kpi" ctvkeng" y kvj" v jg" j qrg" qh" rtqxfkpi" readers with some pertinent informa- tion and a practical approach to the vcu0

" C" uki pkLecpv" dwv" qhvgp" w pfgt/cv- tended (and poorly understood) duty qh" c" Uvtvc" Eqtrqtcvkqp" ku" vq" o cpcig" v jg" o cp{ "r j {ukecn" cpf" Lpcpekn" tkumu" vq" kvugn" cpf" kvu" Qypgtl Ujctgj qnfgtu" kp" v jg" eqwtug" qh" kvu" qrgtcvkqp0

Htqo" c" rtqhguukqpcn" Rtqrgtv{ " Ocp- cigt0u" rgturgevkg. " y cvgt" tngcug" kp" c" dwknfkpi" ku" v jg" o quv" hgctgf" gxgpv" qh" cmn. " u jqtv" qh" Ltg. " cpf" qpg" qh" v jg" jctf- guv" vq" i wctf" cickpu0

" V jgtg" ku" c" uki pkLecpv" qr rqtvpkv{ " for the corporation to address the po- tential for an accidental water release and ensure that individual owners i wctf" v jg" ougnxgu" c i ckpuv" v jg" fkucu- trous consequences when they head qhh" hqt" v jcv" y gnm/ fgutxgf" xcecvkqp0

Many of you have seen the recent VX" eqo o gtekn" y jgtg" v jg" {qwpi" couple returns from their holiday to ugg" v jgt" eqwej" I qcvkpi" kp" v jg" ykp- dow and she bemoans the state of 0v jg" jctf y qqf#00

" Kp" c" Uvtvc." v jku" y qwnf" dg" gxgp" o qtg" fgxcucvkpi" dgecwug." qdxkqu- n{ . " v jg" I qqfkpi" y qwnf" cnuq" chhgev" v jg" k o o gfkcvg" pgki j dqwtu." dwv. " y kvj" c" hg y" uk o rng" o gcuwtgu." kv" eqwnf" jcxg" dggp" rtgxgpvgf0" V jgtg" ctg" v y q" urg- ekLe" cevqpu" v jcv" y g" tgeq o o gpf" vq" cnn0

**1. To each owner** 0" Dghqtg" jgcfkpi" cyc{ . " wtp" qhh" {qwt" fku j y cu jgt" cpf" enqjv gu" y cu jgt" uwr rn{ " nkpgu. " u j wv" qhh" the water supply to your hot water vcpm. " cpf" wtp" qhh" v jg" r q ygt" vq" kv" cv" v jg" gnevtekn" rcpgn0 Kp" c" v q y p j q w u g. " the owner can simply shut off the

unit's water service at the main sup- rn{ "xcnxg0

**2. To the Strata** – We recommend a D{nc y. "qt" cv" hgcuv" c" Twng. " v jcv" tgs wktgu" gcej" qypgt" vq" c f xkug" v jg" Eqtrqtcvkqp" qh" cp{ " cdugpeg" qh" o qtg" v jcp" 7" fc{ u. " cpf" rgt okvu" fguki pcvgf" o g o dgtu" qh" v jg" Eqwpekn" vq" tgi wncn{ " ceeguu" v jg" wpkv" vq" e j gem" qp" kvu" eqpfkvkqp0

*(We suggest a 5-day vacancy pe- riod, but advise that both an owner's personal insurance policy and that of the Corporation may dictate some- thing else. It is the responsibility of each party to clarify these require- ments.)*

Qpeg" c i ckp. " y g" ctg" uwtg" v jcv" v jku" y knn" raise protests from some who would see this as simply more interference in the privacy and sanctity of their j q o gu" d{ " v jg" Uvtvc" Eqwpekn0" Y g" qh- hgt" v jg" hqnmq y kpi" kp" tgu rqpug<

" Kv" ku" c" Uvtvc" Eqtrqtcvkqp0u" ng i cn" tgu rqpukdnkv{ " vq" o cpcig" tkum" vq" kvugn" cpf" kvu" Qypgtl Ujctgj qnfgtu. " cpf. " kp" hcev. " kv" ku" v jg" ng i cn" tgu rqpukdnkv{ " qh" gcej" qypgt" vq" o kvk i cvg" tkum" vq" v jg" Eqtrqtcvkqp0" V jg" uk o rng" cevqpp" qh" wvtpkpi" qhh" v jg" pqvgf" cr rnkpegu" ku" uq o gv jkpi. " y g" o wuv" j qrg. " gxgt" qpg" ecp" ceegr v" cu" dcuke" 0e q o o qp" ugpug0 and a sensible approach to "risk man- c i g o gpv0" hqt" dqvj" rctvkgu0

" Tgegvn{ . " c" rgtkqfke" dwv" tgi wncn" inspection of vacant homes has also become a requirement within many kpuwtcpeg" rqnkegu. " qhvgp" jkffgp" c y c{ " kp" v jg" 0Lpg" rtkpv. 0" cpf" cpq v jgt" example of insurance underwriters o cmkpi" rqnke{ " j qnfgtu" tgu rqpukdnq" hqt" v jgt" cevqpu" \*qt" ncem" qh" v jg o +0

" Cu" hqt" v jg" Eqwpekn0u" ceeguu" vq" v jg" wpkv. " y jkng" uq o g" y knn" u w i i guv" v jcv" 0Cwpv" Octv j c 0" qt" 0 o { " htkgpf" Lqg0" y knn" ugtxg" cu" y gnm. " v jgug" hqmu" jcxg" pq" xguvgf" kpvgtguv" kp" v jg" Uvtvc. " cpf" will be entirely unaware of any emer- i gpe{ " eqpfkvkqpu" v jcv" o c{ " ctkug0

*(We remind all readers that the Cor- poration has the legal right of entry to any unit in the event of an emer- gency – even if it is necessary to break the door down.)*

" V jg" fguki pcvgf" Eqwpekn" o g o dgtu" y knn" e j gem" hqt" ugewtkv{ " dtgcejgu. " v jg" qrgtcvkqp" qh" nki j v" vk o gtu" cpf" jgcvkpi" u {uvg o u. " cpf" gxkfgpeg" qh" rtqdnq o u" kp" v jg" wpkv" v jcv" o c{ " dg" g o cpcvkpi" from other sources – a leak from an cr rnkpeg" kp" v jg" pgki j dqwtkpi" wpkv. " hqt" gzc o rng0

We should note that these des- ki pcvgf" Eqwpekn" o g o dgtu" jcxg" cp" k o rqtvcpv" Lfwekt{ " fww{ " vq" dqvj" v jg" kpfxkfwcn" qypgt" cpf" v jg" Eqtrqtc- vkqp" kp" ectt{ kpi" qww" v jgug" fwwku0 We recommend that the inspections be carried out by two members and that each visit be documented in an qrgtcvkqpcn" 0fkt{ 00" V jg{ " u j qwnf" dg" uejgfwngf" hqt" urgekLe" kpvgtxcnu" cu" eqpfkvkqpu" y cttcpv0

" Kp" o cmkpi" v jgug" cttcpig o gpvu. " cp" individual owner meets the basic re- swktg o gpvu" qh" rgtuqpcn" tkum" o cpcig- o gpv" cpf" jku" kpuwtcpeg" rqnke{ . " y jkng" v jg" Uvtvc" Eqtrqtcvkqp" o ggvu" kvu" qyp" tgu rqpukdnkvkgu" vq" o kvk i cvg" tkum" vq" v jg" tguv" qh" v jg" Qypgtu" I tqwr" d{ " u j q y kpi" that it has made reasonable efforts to c f f tguu" r qvgpvkn" r tqdnq o u0

" Y jgp" {qw" v jkpm" qh" kv. " v jku" cmn" dqknu" fqyp" vq" dgkpi" i qgf" pgki j dqwtu" cpf" further illustrates to you as an owner v jg" cfxcpcvci gu" qh" {qwt" o qxg" vq" c" Uvtvc0" Cnn" y g0xg" fqpg" jgtg" ku" r qkp v" qww" v jg" o qtg" r tci o cvke. " 0tkum" o cp- cig o gpv0" tgcqupu. " vq" jgnr" {qw" tgeqi- pk|g" v jcv" v jgtg" ecp" dg" ugtkqu" eqpug- swgpegu" hqt" fqkpi" pqvj kpi0

*John Grubb is a Facilities Mainte- nance Consultant and VISOA Busi- ness Member and welcomes Member inquiries at usc@shaw.ca or www. unityservices.ca/*

# DEC2E25 @4D@? =: ? 6

## A New Innovation for Strata Owners and Property Managers

by Victoria Real Estate Board

### What is it?

" UvtvcFqeu"Qpnkpg"ku"cp"pgy"cpf"gcuf" to use innovative web based on-line rtqrgtv{" o cpc ig o gpv" vqan" fgxgnqrgf" d{" vjg" Xkevqtkc" Tgcn" Guvvcg" Dqctf0" Kv" ycu" fgukipgf" vq" o cmg" kv" gcukgt" cpf" o qtg" ghLekgpv" hqt" uvtvc" qy pgtu. "Rtqr- gtv{" Opcigtu" cpf" TGCNVQTU® to facilitate the sale of strata property in a vk o gn{" cpf" equ" ghLekgpv" o cppgtl)

### Why StrataDocs Online?

" Gxgt{" vk o g" c" uvtvc" rtqrgtv{" i qgu" qp" vjg" o ctmgv. " vjg" Ugmg" qt" Rtqrgtv{" Opcigt" jcu" vjg" tgrqpkdknk{" qh" rtqxfkpi" xctkqwu" uvtvc" fqew o gpvu" vq" TGCNVQTU®" cpf" vjgk" Dw{gtu" kpvgt- guvgf" kp" rwtejckpi" vjg" rtqrgtv{" 0" Vjku" ecp" dg" c" i tgc" fgcn" qh" y qtm0" UvtvcFqeu" Qpnkpg" jcu" dggp" etgcvgf" urgekLecm{" vq" uk o rnk{" vjg" rtqeguu" qh" fgnkxgkpi" uvtvc" kphqt o cvkqp0" Rtqrgtv{" Opcigtu" qt" Uvtvc" Eqwpekn" tgrtgupvcvkgu" qpn{" need to upload each document once chvgt" yjkej. " cm" fqew o gpvu" ecp" gcukn{" dg" ejcpigf" qt" fngvgf" kp" vjg" hwwtg0" TGCNVQTU® have instant access to those documents any time they wish to rwtejcug" vjg o)

### Who is it for?

" UvtvcFqeu" Qpnkpg" ecp" dg" wugf" d{" Uvtvc" Eqwpekn. " Ugngtu. " Rtqrgtv{" Opcigtu" cpf" TGCNVQTU® who have been rtqxfkfg" ykj" c" ugewt" rcuuyqtf0" Uvtvc" Eqwpekn" cpf" Rtqrgtv{" o cpcigtu" ecp" wrnqcf. " ecvgiqtkg" cpf" xgkth{" cm" uvtvc" fqew o gpvu0" TGCNVQTU® can use Strat- cFqeu" Qpnkpg" vq" nqecvg" uvtvc. " ugnge" cpf" dw{" tngxcpv" uvtvc" fqew o gpvu. " qrvkqp- cm{" qtfgt" Hqt o " D" fqew o gpvu" cpf" cuuq" monitor access to purchased documents d{" Dw{gtu0" Rqvgpkcn" Dw{gtu" ecp" tgc" f" the purchased documents and view the Uvtvc" Hgcwvtgu" rcig0"

### What can be stored in Strata Docs Online?

Every document that relates to the o cpc ig o gpv. " qrgtcvkqp" cpf" Lpcpekn" status of the strata property can be eas- kn{" uvqtg" qp" UvtvcFqeu" Qpnkpg0"

[qw" ecp" uvqtg" vjg" hqmqy kpi" qp" Uvtvc- Fqeu" Qpnkpg<

É" o kpwvgu" htq o " uvtvc" eqwpekn

" o ggkpi u

É" o kpwvgu" htq o " cppwcn" igpgtcn"

" o ggkpi u" \*C I Ou+ "

É" o kpwvgu" htq o " urgekcn" igpgtcn"

" o ggkpi u" \*U I Ou+ "

É" Lpcpekn" fqew o gpvu"

É" twngu" cpf" tgi wncvkqpu"

É" d{nc y u"

É" dwknfkpi lgpqgnqrg" y cttcpv{" "

É" o kuegnmcpqgwu" fqew o gpvu"

### StrataDocs Online – An Easy Process

" Ykj" UvtvcFqeu" Qpnkpg" vjg" rtqeguu" qh" rtqxfkpi" cm" vjg" tngxcpv" fqew o gpv- cvkqp" vq" TGCNVQTU® is remarkably uk o rng0"

" Vjg" Ltuv" uvgr" ku" vq" cff" c" Uvtvc" rtqr- gtv{" yjkej" ecp" kpenwfg" vjg" uvtvc" pc o g. " uvtvc" pw o dgt. " dwknfkpi" pc o g" cpf" cf- ftguu0" Kh" {" qw" pggf" vq" ejcpig" qt" fngvg" cp{" qh" vjg" uvtvc" fgvcknu" ncvgt. " {" qw" ecp" wr fcvg" vjg" o cvgtkn" vj tqwi j" vjg" wr fcvg" rtqeguu0"

The second step is to describe the hgcwvtgu" qh" vjg" Uvtvc0" [qw" ecp" cff" names and phone numbers of the con- vcev" rgqrg. " fguetkdg" u jctgf" c o gpkvkgu. " fgLpg" uvtvc" tguvtkevqpu" cpf" gxgp" qw- nkpg" rctmkpi" kphqt o cvkqp0" Vjg" tgc" m{" is no limit to the information you can rtqxfkfg" qp" UvtvcFqeu" Qpnkpg" vq" fg- uetkdg" vjg" dwknfkpi0"

Once you have added the strata in-

formation and description you can up- nqcf" cm" vjg" tngxcpv" fqew o gpvu0" [qw" can upload your strata documents us- kpi" OU" Yqtf" fqew o gpvu. " OU" Gzegn" urtgc fujggvu" qt" RFH" fqew o gpvu0" Uvtc- vc" Fqeu" Qpnkpg" cwvq o cvkecm{" eqpxgtu" gxgt{" fqew o gpv" vq" vjg" RFH" hqt o cv" hqt" uvqtci g" cpf" hwwtg" qtfgtkpi0" [qw" ecp" rww" ukping" qt" o wvkrng" fqew o gpvu" qp" Uvtvc" Fqeu" Qpnkpg0"

The fourth step is to place the docu- o gpvu" kp" xctkqwu" ecvgiqtkgu0" Yjgp" {" qw" kpkvckm{" wrnqcf" vjg" fqew o gpvu. " UvtvcFqeu" Qpnkpg" ecvgiqtkgu" vjg" fqew o gpvu" hqt" {" qw0" Jqy gxgt. " {" qw" ecp" ceegrvt" ejcpig" vjg" ecvgiqtkgu" cvkqp" qp" a document-by-document basis or as a itqwr0"

Once the documents are placed on UvtvcFqeu" Qpnkpg" {" qw" y km" pggf" vq" tg- view and verify that the documents are ecvgiqtkgu" g" rtqrgtn{" cpf" vjcvjg" fqew- o gpvu" ctg" eq o rngvg0" 80" Qpeg" {" qw" jcxg" fqp" uq. " eq o rngvki" c" uk o rng" xgkL- cation process makes your document cxckncdng" hqt" ucng" vq" TGCNVQTU® and vjgk" Dw{gtu0"

" Chvgt" vjg" kpkvckn" rtqeguu" qh" wrnqcfkpi" cpf" xgkth{" kpi" fqew o gpvu" hqt" c" Uvtvc. " vjg" qpn{" vjki" nghv" vq" fq" ku" vq" cff" pgy" documents when they become avail- cdng0" Qh" eqwtug. " kh" c" fqew o gpv" ku" hqwpf" vq" jcxg" cp" gttqt" qt" dg" o kuukpi" uq o g" kphqt o cvkqp. " kv" ecp" dg" wr fcvgf" qt" tg- rncegf" cv" cp{" vk o g0"

### Need Assistance?

For further information and to see a xkfgq" cdqww" vjg" UvtvcFqeu" Qpnkpg" kpk- vkcvkxg" rngcug" iq" vq" jwr<ll y y lxtgd0" qti lxtgd luvtcvckpkvckvkgu0" jv o n

If you need assistance or have a swgukqp" qt" uw i i guvkqp" g o ckn" wu<" uvtvc- cfqeu Bxtgd0" qt" eqpvcev" XTGD" Og o dgt" Ugtxkegu" d{" vngnr jqp" fwtkpi" dwukpguu" j qwtu<5 : 7/99880

tqqo."vjpg" {qic"uwvfkq."vjpg"fcpeg"tqqt."  
oqxkg"vjgcvtg"cpf"ftwo okpi"ekteng"  
We live in community and at the same  
vkog"turgev"cwvqpqo" {0"  
"Vjpg"yqtmujqr."vjpg" Ltuv" utwevwtg"  
vq"dg"rww"kp" rnceg."ycu"vjpg"tguwnv"qh"c"  
yggmgpf" dctp" tckukpi" kp" 42280" Vjku"  
dwknfkpi" yjkej" ku" uvkm" dgkpi" yqtmgf"  
on by members of the community  
jcu"c"vwth"tqqh"Vjpg"urceg" ykm"dg" wugf"  
d{ "Etggmukfgtu" vq" dwknf" dgpejgu" cpf"  
planters for the community and for in-  
dividuals to work on their own creative  
rtqlgevu" tcpikpi" htqo" yqqf" yqtmkpi"  
vq"ctvu"cpf"etchvu"  
"Cu" ocpicgtu"qh"Etggmukfg" yg" oggv"  
kp"vjpg"Eqo oqp" Jqwug" vq" jcpfng" vjpg"  
dwukpguu"qh"vjpg"eqo o wpkv" {0" Gxgt" {qpg"  
cv" Etggmukfg"ku" qp" vjpg" Uvtvc" Eqwpekn"  
yjkej" rvgpvkcm" { "ocmgu" hqt" xgt" { "nctig"  
oggvkpiu" Jqyngxg." yg" jcxg" fgxgn-  
qrgf" c" ocpicg o gpv" u" { uvg" qh" u" ocmgt"  
itqwr" v" j" cpfng" urgek" Le" kuuwgu" o" ykvj"  
vjpg" tgzkdnk" { "vq"cmqy" hqt" c" f" j" qe" i" tqwr"

vq"dg"guvcdnkujgf"vq" oggv"wtigpv"pggfuo"  
Additionally we have hired an outside  
ocpcigt."EX"Eqpfq okpkwo "Ugtxkegu."  
who we enlist when we need technical  
gzrgtvkug" "Dgkpi"wpfgt"vjgk"wo dtgmc"  
cnuq"cmqy"u"wu"vq"qdvckp"i qqf"kpwtcpeg"  
tcvgu"  
"Eqjqwukpi" ku" uvtvc" nkxkpi" ykvj" c"  
'twist' - a way of life that mirrors the  
dguv"qh"u"ocm" vqyp" nkxkpi" cpf" ku" cnuq"  
dgnkgxgf."d{ "uq"og"vq"dg"qpg"qh"vjpg"cp-  
u"ygtu"vq"nkxkpi" o qtg"uwvckpcdn" { "qp"vjpg"  
gctvj"0"Vqigvjgt" yg"uw"rqt"cp"gpxtqp-  
ment where we honour each other and  
vjpg" rncpgv"kp" yjkej" yg" kpjcdk" "Hqt"  
o qtg" kphqt" o cvkqp" qp" eqjqwukpi" e" jgem"  
qww" y" y" {eqjqwukpi" lec

*Editor's comment: This column was submitted to VISOA for sharing with our membership. The description and terminology notwithstanding if Creekside Commons is registered as a strata corporation, the ultimate authority is the Strata Property Act.*

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K Y: g]f]b[ ZfYj ]WWWa



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- Ø D0E0"Dwknfkpi" ("Hktg"Eqfg" consultation services
- Ø Full installation services
- Ø Verifications
- Ø Etqyp"oqnfkpi"\*kh"pggfgf+"
- Ø Eqfg"eqo rnkcpv"gxcewcvkqp" cpf"cppwpekvqt"i tcr jkeu"
- Ø Hwnn"Hktg"Uchgv" {"Rncpv"

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# : \_df dR TV` \_ Z ac` gV^ V\_ ed R\_ USVæVc^ V\_ ed

by Shawn Fehr

K" jcf" vjg" rngcuwtg" qh" urgcmkpi" at the Vancouver Island Strata Owners Association's AGM on Hgdtwct{"39."422:."kp"Xkevqtkc0"K" had a presentation prepared but fwg"vq"vjg"qxgty jgn okpi"pwodgt"qh"swgukqpu"htqo"vjg"nctig"itqwr"kp"cwgpfcpeg."K"urgpv"oquv"qh"vjg"vkog"cpu ygtkpi" swgukqpu"htqo"vjg" lqqt0"K" vjqwiv"kv" yqwnf" dg" useful for this column to review one area from which many ques- vkqpu" qtkikpcvgf<" Jqy" vq" Kpuwtg" Ko rtqxo gpvu" cpf" Dgvvtg o gpvu" kp" c" Vqypjqwug"qt"Eqpfqo kpkwo" Eqo rngz0

There are many examples of improvements or betterments vjcv"ecp"dg"hqwpf"kp" c" uvtvc"wpkv." kpenwfkpi" jctfyqqf" lqqtu." jki j" swcnkv{" ectrvgkpi." mkvejgp" eqwp- vgtu" cpf" ecdkpgvu." nkijv" Lzvwgtgu." htkfigu." uvqxgu." dcvtjqo" Lz- vwtgu." enugf" kp" dncneqpkgu." gve0" Kh" {qw" ctg" pqv" cp" qtkikpcn" qyp- gt" kp" {qwt" uvtvc." ecp" {qw" nqqm" around and know for sure what ku" cp" ko rtqxo gpvu" vq" {qwt" wpkvA" Kp" vjg" gxgpv" qh" c" nquu." vjg" uvtvc" insurance policy is only respon- ukdng" hqt" tgrcktkpi" qt" tgrncekpi" vjg" dwknfkpi" dcem" vq" kvu" qtkikpcn" eqpuvtwevkqp" eqpfkvkqp0" Vjku" oc{" o gcp" vjcv" vjg" cfluwgt" yknn" Lpf" vjg" dnwgrtkpvu" qh" vjg" dwknfkpi" vq" determine what was included in vjg" qtkikpcn" eqpuvtwevkqp0" Vjku" could be a problem for you if you have not properly insured Im- rtqxo gpvu" cpf" Dgvvtg o gpvu" vjcv" ctg" kp" {qwt" wpkv0" Hqt" gzc o rng. "uc{" a burst pipe caused severe water

fcocig"vq" {qwt" jctfyqqf" lqqtu0" Kv" ku" fkueqxtgf" vjcv" vjg" qtkikpcn" eqpuvtwevkqp" qh" vjg" dwknfkpi" kp- enwfgf" lqqtu" vjcv" ygtg" ectrvgf"



Photo by Stan Coe

Insurance expert, Shawn Fehr, speaking on strata insurance at the AGM

cpf"pqv" jctfyqqf0" Vjg" uvtvc" kp- surance will only be responsible hqt" eqo rgpucvki" vq" vjg" xcnwg" qh" c" ectrvgf" lqqt0" Vjg" cflkwqpcn" cost of hardwood will be borne d{" vjg" wpkv" qypgt0

If a loss is suffered in a new dwknfkpi." kv" ku" qdxkquw" yjcv" should be covered by the strata rqnke{" ukpeg" vjg" qtkikpcn" wpkv" owners most likely are aware if

vjg{" jcxg" ocfg" ejcpigu" vq" vjgkt" wpkv" qt" kpuvcnngf" cp{" writcfgu0" Kp" cp" qnfgt" dwknfkpi" vjqwiv." vjgtg" may have been multiple owners kp" c" wpkv." cpf" kv" ku" fkh Lewnv" hqt" c" current owner to know what was qtkikpcn" vq" vjg" dwknfkpi0" Kh" {qw" ctg" pqv" uwtg." K" yqwnf" tgeqo o gpf" kpuwtki" qp" vjg" uchg" ukfg0" Cnnqy" c" nk o kv" hqt" Ko rtqxo gpvu" cpf" Dgv- vgt o gpvu" qp" {qwt" Rgtuqpcn" Eqp- dominium Insurance policy that would be adequate to cover any features that you believe may jcxg" dggp" writcfgf" vjtqwi jqv" vjg" {gctu0" Vjcv" yc{" .kp" vjg" gxgpv" qh" c" nquu." vjgtg" yknn" dg" eqxgtcig" in place from either your per- uqpcn" rqnke{" qt" vjg" uvtvc" rqnke{0" Most personal policies automati- ecnn{" kpenwfg" uqog" eqxgtcig" hqt" Ko rtqxo gpvu" cpf" Dgvvtg o gpvu." and the limit can be increased hqt" cu" nkvnng" cu" &47022" hqt" cp" gzvtc" &32.2220220" Vjku" ku" c" uocnn" rtkeg" vq" rc{" vq" iwetcpvgg" vjcv" {qw" ctg" cfgswcvgn{" rtqvgevgf0" Fqp0v" yckv" until you suffer a loss before you Lpf" qvw#

**Shawn Fehr, BA, CAIB, CIP**

*Insurance Sales and Operations Manager, Commercial*

*Coastal Community Insurance Services (2007) Ltd.*

*762 Fort Street,*

*Victoria, BC V8W 1H2*

*Phone: 250-386-7737*

# :ēdSf j VcSVh RēVZ a YRdU dēRēRa]R\_d

by Deryk Norton, Board Member, Vancouver Island Strata Owners Association

J q o g" dw{gtu" kp" D0E0" ujqwnf" beware of that attractive condo or dwknfkpi" nqv" nqecvfg" kp" c" rjcugf" uvtvc" fgxgnqr o gpv0" Dw{gtu" kp" some phased developments have found that a promise made by a developer is not necessarily a rtq o kug" mgrv0" Hwtvjgt o qtg." dw{-gtu" xkevok|gf" d{" c" fgxgnqrgt0" misrepresentation face prohibitive equvu" ujqwnf" vjg{" eqpukfgt" vcmkpi" ngicn" cevkkp0

One example is the buyer in an early phase of a strata development who has paid a premium price hqt" c" nqv" ykvj" c" iqnh/eqwtug" xkg y" based on the developer's sales o cvgtkcn" cpf" fkuenquwtg" uvcvg o gpv0" Ncvgt." yjgp" vjg" fgxgnqr o gpv" ku" cn o quv" eq o rnvfg." vjg" fgxgnqr gt" cf fu" c" pgy" rjcug." pqv" rtgkqwun{" fkuenqugf." cpf" gnk o kpcvgu" vjg" iqnh/eqwtug" xkg y0" C" ugeqpf" gzc o rng" ku" the water-view condo apartment purchased in phase 1 based on

ucngu" o cvgtkcn" ujqy kpi" rjcug" 4" cu" c" nqy /tkug" dwknfkpi0" Ncvgt." rjcug" 4" ku" dwknv" cu" c" jki j /tkug" dwknfkpi." gnk o kpcvkpi" vjg" ycvgt" xkg y" rtg- xkqwun{" wugf" vq" ðugm0" eqpfqu" kp" rjcug" 30" C" vjktf" gzc o rng" ku" vjg" nqv" purchased in phase 1 in which it is disclosed that strata owners are responsible for the cost of street nkijvkpi0" Ncvgt." yjgp" rjcug" 4" ku" fgxgnqr gf." kv" ku" vjgp" fkuenqugf" vjcv" owners in both phases are now to be responsible for the cost of o ckpvckkpi" ukfgy cmu" cpf" ecvej" dcukpu" cu" y gnn" cu" uvtggv" nkijvkpi0

One may well ask about the role qh" tgiwncvqtu" yjgp" vjgug" vjkipu" jcr rgp0" kp" D0E0" vjgtg" ctg" v y q" tgi- wncvqtu." pgkvjgt" qh" yjq o" uggou" go r q ygtgf" vq" fq" cp{ vjkipi" cdqvw" uwej" ukvvcvkqpu0" Vjg" iqxgtp o gpv" ðcr rtqxkpi" qh" Legt0" yjq" cr rtqxgu" each phase of the strata plan is not qdnkicvgt" vq" gxgp" pqvkh{" qypgtu" yjgp" c" pgy" rjcug" ku" dgkpi" fg-

xgnqr gf0" Gxgp" vjg" Uwr gtpv gpf gpv" qh" Tgcn" Guvcvg." ykvj" yjq o" vjg" fgxgnqr gt" o wuv" Lng" c" fkuenquwtg" uvcvg o gpv" hqt" gcej" rjcug." ku" pqv" duty bound to decide whether the developer's statement contains a o kutgrtgugpvckqp0" Pqv kLecvkqp" d{" vjg" ðcr rtqxkpi" qh" Legt0" yqwnf" at least enable owners to raise objections beforehand when the new phase contravenes representations o cfg" d{" vjg" fgxgnqr gt0" Gxgp" c" o k- nor increase in the power the Superintendent of Real Estate could fvggt" fgxgnqr gtu" htq o" gpici kpi" kp" htcwfwngpv" o kutgrtgugpvckqp0

Rtgugpv" ngi kuncvkqp" ngcxgu" dw{gtu" in a phased strata plan entirely on their own when they fall victim to c" fgxgnqr gt0" o kutgrtgugpvckqp0" They are subject to the hidden equv" qh" c" nctig" ngicn" dknn." vjg" nquu" qh" c" rtq o kugf" c" o gpkv{" .qt" dqvj0

## National volunteer week

Continued from page 3

cum" c" swgukqp." cpf" ygtg" jcpfgf" c" o ketqr jppg" vq" cum" kv0" [qwt" swgukqp" rtq o rvgf" swkvg" c" fkuewuukqp." yjkej" vjg" o qfgtcvt" mgrv" qp" vqrke" hqt" vjg" urgcmgt0" Yjgp" {qw" nghv." {qw" jcpfgf" kp" c" ug o kpct" gxcnvcvkqp" hqt o" vq" uq o gppg" cv" vjg" fqqt0

Your afternoon was touched by no less than 20 volunteers! Vjg" Dqctf" Og o dgtu" yjq" rncp" cpf" rtgugpv" vjg" ug o kpctu" cpf" cpuygt" {qwt" go cknu." vjg" vgc o" yjq" cuug o dng" cpf" o ckn" vjg" ug o kpct" pqvkegu." vjg" itggvgt." vjg" o go dgtu jkr" cpf" tgi kuvtcvkqp" vedngu." vjg" rwdnkecvkqpu" ugnmgtu." vjg" eqhhgg" cpf" eqqmkgu" vedng." vjg" rjqvqiterjgt." urgcmgt" cpf" o qfgtcvt" jcxg" cnn" xqnwvpggtg" vjgkt" vk o gl0" Ocp{ "qh" vjg o" cnuq" xqnwvpggt" kp" vjgkt" qyp" uvtvcu." lwuv" cu" {qw" jcxg" rtqdcn{" fqp0

Vjg" kfgc" qh" rgqrng" nkxkpi" cpf" yqtmkpi" vqigvjgt" cu" c" community isn't a farfetched dream when it comes to strata nkhg." kv0u" cp" cduqnvvg" pgeguukv {0

Vjg" pgzv" vk o g" {qw" ctg" cumgf" vq" xqnwvpggt" kp" {qwt" uvtvc." vjkm" cdqvw" jqy" o wej" {qwt" ghhtvu" ecp" jgnr" tgcej" vjcv" iqcn0" And join me in a salute to all volunteers!

Sandy is a member of VISOA's Board of Directors

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Strata Owners Association  
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# The Vancouver Island Strata Owners Association ~ PRESENTS ~

## UNDERSTANDING STRATA FINANCIAL RECORDS

**Guest Speaker: Harvey Williams**

*Long Time VISOA Board Member and Strata Treasurer*

**What the Strata Property Act Requires**

**The Operating Fund**

**The Contingency Reserve Fund**

**Creating a Depreciation Schedule**

**Protecting Strata Funds**

*Bring your finance questions for Harvey*

**Sunday, April 20, 2008 1:00 – 4:00 p.m.**

**Registration begins at 12:30 p.m.**

**Beban Park Centre  
2300 Bowen Road,  
Nanaimo**

There is no charge for VISOA members

*(If your strata plan is a member,  
all owners in your strata may attend)*

**Non – Members \$20**

***Memberships will be available at the door***



