



Winterra Whisper

August 2017 - No.35

Annual General Meeting September 25, Clubhouse

COUNCIL NEWS	OUR COMMUNITY
<p><u>Winterra Needs You</u> The Annual General Meeting is now scheduled for September 25. The agenda and business items will be sent directly to each owner in September.</p> <p>On September 25th a new council will be required. If you are interested in shaping the Winterra Community please join the council.</p> <p><u>Council News</u> -Owners can log onto the Pacific Quorum site to view the council minutes, pacificquorum.com</p> <p><u>Parking Permits:</u> It is the responsibility of the residents to supply their guests with their visitor pass as soon as they arrive. Failure to do so may result in that vehicle being towed. Please be aware that a yellow visitor parking permit is required for the visitor stalls. The visitor parking permit is not intended to be used as a 'third' parking spot for residents. Thank you</p> <p><u>Outgoing and Return Mail Boxes</u> The council mailbox is now located in the postal box area and labeled 'Council Mail'.</p> <p><u>Under Cabinet Lighting.</u> Strata has <u>some</u> neon replacement tubes for the original under-cabinet lighting. If you want to purchase a replacement tube contact the Resident Coordinator.</p>	<p><u>Fitness Room Equipment (Gerry Theoret)</u> Gerry has obtained several quotes for the replacement of gym equipment. These quotes will be voted on at the AGM.</p> <p><u>Smoking Nuisances:</u> Please be advised that smoking is not permitted on common or limited property. This means the only place you can smoke is inside your unit. Smokers must also be aware they must not cause a nuisance to neighbours by allowing smoke to ingress into other units. This is a bylaw contravention and fines can be applied.</p> <p><u>Disposing of Garbage/Bottles:</u> Please take time to double bag or insure that your refuse bag is not leaking when transporting to garbage. As of late elevator, hallways and carpets have had to be cleaned again as result of leaking bags/boxes.</p> <p><u>BBQ, Patios and Balconies:</u> Winterra bylaw 3(10) states that 'No propane tank devices or cylinders are to be used on balconies or patios'. Every balcony at Winterra has a natural gas outlet for BBQ hookup. As a reminder, the placing of items on patio/balcony areas shall be limited to free standing planter boxes or containers, summer furniture and accessories. Balconies and patios are not to be used for storage of garbage or other items.</p>

Bikes: If you are moving your bike(s) from your residence please use the elevator and not the stairs. This will help keep the stairwell walls dent free.

Power Failure

In the event of a power outage, emergency lights will operate in hallways for a minimum of 20 minutes (fire code). Hallway fire doors will automatically close, so please do not prop them open.

Man doors have a battery backup system which should operate for 8 hours so fob access will still be possible for at least one of the man doors. A council member will open garage door ASAP. The garage door will remain open for the duration of the power outage. Please make sure your vehicles are locked at all times.

It is suggested you have a light source during these outages to make your way safely throughout the building and parkade.

Residents can use their smart phone to go on line, www.bchydro.com and view where, cause and estimated time to repair.

Okanagan Strata Management Name Change

As of July 1, 2017 Okanagan Strata Management has changed their name to **Pacific Quorum (Okanagan) Properties Inc.** to reflect the corporate name of their parent company.

Pacific Quorum will continue to invest in a high level of service in the Okanagan Valley through technology, equipment, training and great staffing to assist Councils and Owners. Please visit www.pacificquorum.com for further information about your Strata Management Company.

If you pay your fees by cheque, please ensure that all cheques are made out to your Strata Plan number or "PQ Okanagan I.T.F." (Pacific Quorum Okanagan in Trust For) followed by your strata plan number to avoid delays in processing. Auto Debit Forms are available upon request.

Thank You,
The Team

Garage Doors.

If you are entering the underground parkade please use the man-door. Opening and shutting the overhead garage door causes unnecessary wear and tear on the system. Thank you.

Winterra.ca

Log onto Winterra's website to find information on the Clubhouse, Guest Suite, and important information bulletins and forms.

If you have any items you would like to see included in future editions of the newsletter email

Elaine Koller ekoller@pacificquorum.com or
Resident Coordinator: Don Oneil
don@winterra.ca

All correspondence should include your unit number and strata designation KAS 3521.

Elaine Koller A Pacific Quorum Properties Company

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Plkoller@pacificquorum.com

Resident Coordinator: Don Oneil 778 215 2370 or don@winterra.ca

PRESENT COUNCIL MEMBERS:

Michelle Crompton-michellecrompton11@gmail.com
Don Oneil-Secretary/President don@winterra.ca
Dave Hyde- Vice-President dave@winterra.ca
Gerry Theoret- Treasure gerrythe@yahoo.com

In the event of an **emergency**, (in addition to 911: **Fire, Police, and Ambulance**), contact the "on call manager" at Okanagan Strata Management,

1 877 797 0010 or 1 250 868 3383 Ext: 502