



# Winterra Whisper

August 2017 - No.35

## Annual General Meeting September 25, Clubhouse

COUNCIL NEWS	OUR COMMUNITY
<p data-bbox="277 716 586 747"><b><u>Winterra Needs You</u></b></p> <p data-bbox="71 751 792 856">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 data-bbox="71 894 792 999">On September 25<sup>th</sup> a new council will be required. If you are interested in shaping the Winterra Community please join the council.</p> <p data-bbox="326 1045 537 1077"><b><u>Council News</u></b></p> <p data-bbox="71 1081 748 1144">-Owners can log onto the Pacific Quorum site to view the council minutes, <a href="http://pacificquorum.com">pacificquorum.com</a></p> <p data-bbox="71 1190 792 1476"><b><u>Parking Permits:</u></b> 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 data-bbox="71 1522 565 1554"><b><u>Outgoing and Return Mail Boxes</u></b></p> <p data-bbox="71 1558 743 1621">The council mailbox is now located in the postal box area and labeled 'Council Mail'.</p> <p data-bbox="71 1667 431 1698"><b><u>Under Cabinet Lighting.</u></b></p> <p data-bbox="71 1703 784 1843">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 data-bbox="818 785 1446 816"><b><u>Fitness Room Equipment (Gerry Theoret)</u></b></p> <p data-bbox="818 821 1531 926">Gerry has obtained several quotes for the replacement of gym equipment. These quotes will be voted on at the AGM.</p> <p data-bbox="818 1005 1511 1291"><b><u>Smoking Nuisances:</u></b> 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 data-bbox="818 1350 1528 1530"><b><u>Disposing of Garbage/Bottles:</u></b> 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 data-bbox="818 1598 1203 1629"><b><u>BBQ, Patios and Balconies:</u></b></p> <p data-bbox="818 1633 1503 1774">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.</p> <p data-bbox="818 1778 1468 1919">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.</p> <p data-bbox="818 1923 1425 1997">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](http://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](http://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**

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Resident Coordinator: Don Oneil  
[don@winterra.ca](mailto: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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Resident Coordinator: Don Oneil 778 215 2370 or [don@winterra.ca](mailto:don@winterra.ca)

### **PRESENT COUNCIL MEMBERS:**

Michelle Crompton-[michellecrompton11@gmail.com](mailto:michellecrompton11@gmail.com)  
Don Oneil-Secretary/President [don@winterra.ca](mailto:don@winterra.ca)  
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Gerry Theoret- Treasure [gerrythe@yahoo.com](mailto: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**