



# Winterra Whisper

February 2017 - No.31

COUNCIL NEWS	OUR COMMUNITY
<p data-bbox="354 415 565 447" style="text-align: center;"><b><u>Council News</u></b></p> <p data-bbox="110 453 786 520">-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="110 562 763 667">-Next council meeting is March 24, 9 am in Clubhouse. Any resident/owner is welcome to attend the council meetings.</p> <p data-bbox="110 743 812 995"><b>Parking Permits:</b> The council presented, discussed and passed the proposed parking rules at the February 16 council meeting. A timeline for implementation was adopted. On Feb. 26, at 1 pm and Monday Feb. 27 at 7 pm an information meeting for residents and owners will be held in the clubhouse at 7pm.</p> <p data-bbox="337 1142 584 1173" style="text-align: center;"><b><u>Storage Lockers</u></b></p> <p data-bbox="110 1213 815 1621">Winterra has a fire inspection of the limited and common property twice a year. This includes the storage lockers. According to fire code stored objects and material must be a minimum distance of 18" below the bottom of the water sprinkler heads. Any violations must be rectified or a penalty will be assessed to the Strata. Council sends a notice of bylaw and fire code contravention to storage locker owners who are in violation.</p> <p data-bbox="110 1663 815 1814">Diagrams are located on the inside of the storage room access doors to assist you in meeting the code. If you are unsure contact the Resident Coordinator who can assist you.</p>	<p data-bbox="841 449 1503 592"><b>Landscaping Committee (Don Oneil):</b> purpose is to establish landscaping guidelines for pruning, addition of flowers etc. Committee meeting in spring.</p> <p data-bbox="841 634 1497 844"><b>Painting Committee (Dave Hyde):</b> the committee is moving along and has selected a painter and colour consultant. The committee will present the colour selections to residents/owners to view on March 1, 7 pm in the Clubhouse.</p> <p data-bbox="841 928 1497 1247"><b>Bylaw Committee/Rules Committee (Don Oneil)</b> Proposed Clubhouse Rule/Guest Suite changes were submitted to the council at the February 22<sup>th</sup> meeting. An open forum/discussion of these proposed changes will be discussed on February 28, 7 pm in the clubhouse. All residents/owners are encouraged to add their voice in making these rule additions and changes.</p> <p data-bbox="841 1289 1487 1474"><b>Fitness Room Equipment (Gerry Theoret):</b> Council would like to gain some information regarding the present use of the fitness room. When you use the fitness room please sign in using the posted 'Sign in Sheet'.</p> <p data-bbox="841 1516 1458 1579">Note: the treadmill has been removed from service due to safety issues</p>

## Outside Parking Lot

### **PARKING PERMITS REQUIRED FOR PARKADE and OUTSIDE PARKING LOTS MAY 15, 2017.**

#### Parking Rules(proposed agenda)

1. town hall meeting held for residents to give input into parking rules in January.
2. council agrees on proposed rules(Council Meeting Wednesday Feb 22)
3. date set for owner/resident town hall meeting for final clarification(Sunday February 26, 1pm to 2pm and Monday Feb 27, 7pm to 8pm clubhouse)
4. permits will be distributed to owner/residents on March 22, 23 and 24 between the hours of 6 and 7 pm. A completed and current 'k' form must be on file for all renters before a permit will be issued. During this process all Winterra Information forms will be updated to include vehicle information. Cost of each permit \$5.
5. 30 day trial(April 1 to 30)
6. Housekeeping rule changes(if any) and final notification to owners/residents (May 1-14)
7. date when parking rules come into effect (May 15}

Just a reminder to residents/owners that Winterra bylaws state that "all vehicles within the outside parking lot must bear a current license plate".

## Inside Parkade Cleaning

It is getting closer to the time when the parkade will be cleaned. Last year this was done in early April and required all vehicles to be moved and parked outside for a day. When date is set, notifications by email and poster will be given. If you are finding that your stall needs a quick clean, please use the cleaning equipment located next to the garbage bins.

## **CHOA**

Are you an owner or renter in Winterra? Not sure what your rights or obligations are in a Strata? CHOA, Condominium Homeowners Association may be able to assist you.

Phone: 250 868 1195

### How can CHOA help you?

As the largest association representing the strata industry in British Columbia, CHOA provides advisory services, education, resources, and support for our members. We actively assist our members, and the strata industry, to help make strata living a positive experience.

Winterra pays an annual membership fee to belong to CHOA. If you have questions about strata councils, your status and rights as a strata owner, as a renter in a strata or general questions about the BC strata act including concerns you may have about Winterra's bylaws, contact them.

### **Landlord BC Introduces Landlord Registry**

New registry aims to turn the table on the rental game, and allow tenants to search for reputable landlords.

“Over the past few years we’ve looked carefully at how LandlordBC could make the biggest difference in the rental industry and we came up with the Landlord Registry.” CEO David Hutniak said in an online statement.

Landlords are to take a course that familiarizes them with the Residential Tenancy Act, followed by a test. If the landlord achieves a minimum of 80% they receive an “I Rent It Right” certificate. They will then become a part of a database renters can search during their house hunt.

“For landlords, the certification is a marketing tool – recognition of competency. It is also a tool that they can use as an ongoing resource to help answer questions and settle disputes.”

The registry opened on January 18th. If you are a landlord or tenant looking for more information click [here](#).

### **Dryer Scented Sheets**

Please be aware that some people have sensitivity to the chemical odour of dryer vent scented sheets. Dryer vents send these chemical scents out to the building where they can be drawn into other units through open windows and the intake vent of the HVAC’s. Council has been asked to inform residents that this can be regarded as a nuisance.

### **Noise Complaints**

Under the BC Strata Act and Winterra Bylaws every person in Winterra does not have to be subjected to:

- unreasonable noise,
- in any way that unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another Strata Lot,
- is illegal, or is contrary to a purpose for which the Strata Lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

If you have a noise complaint you are advised to fill out the complaint form found on the PQ site and the Winterra.ca site. At the bottom of the complaint form are instructions where to send the completed form.

Please be aware that council can only act on these complaints as outlined in Winterra bylaws and in the BC Strata Act.

This can be a timely process and take 3 to 6 weeks and therefore may not immediately address the concern. During this time council does encourage you to send a complaint for each incident until the situation is rectified.

Note: If this complaint is deemed by you to be of such aggravation and concern you can phone the RCMP (250 762 2283) anytime and they will respond. Be prepared to let them in the building to carry out remediation with your guidance.

## Snippets

Do you notice a slight odour coming from the washing machine area? Do you leave your unit while your washing machine is operating? Have you replaced the hoses during the last five years? There has been recent water damage caused by the failure of a washing machine hose in Winterra. If a washing machine hose fails it is the unit owner's responsibility to pay for the repairs.

As rubber ages, it loses its flexibility. After being subjected to water hammer over and over for many years, the rubber washing machine hose is eventually going to fail. Here are a few suggestions to lower the risk of your washing machine hoses suddenly bursting and causing water damage.

1. On a regular basis move the washing machine away from the wall and visually observe for water, feel for moisture as well as checking for cracks in the hose.
2. It is recommended that rubber hoses be replaced every five years. The building is over nine years and unless owners know their washing machine hoses have been replaced, they are advised to do so now.
3. Replace the rubber hoses with stainless steel braided hoses. Replacement braided steel hoses can be purchased at a cost between \$12 and \$20 a pair from your local hardware store.
4. Contact a local appliance repair service to have your hoses checked and replaced.

## Service Industry Corner



**Gigi Foreman**  
General Cleaner  
g.august73@gmail.com

411-2532 Shoreline Drive  
Lake Country, BC  
250-510-3709

## Council Resignation

Council has accepted the resignation of Matt Badke. Matt is moving on to a new location to raise his young family and to pursue his vocation. Matt held the Treasurers and Presidents position. Thank you for your time and effort these past months and all the best in the future Matt.

Due to Matt's resignation, Don Oneil automatically moves to President. Dave Hyde is now Vice-President and Gerry Theoret has become Treasurer. Due to Matt's resignation council is now looking for a member at large to join the team.

**If you have any items you would like to see included in future editions of the newsletter please drop them into the Council Mailbox located on the side of the mailboxes or email**

Elaine Koller [ekoller@okstrata.com](mailto:ekoller@okstrata.com) or  
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**  
**OKANAGAN STRATA MANAGEMENT LTD.**  
**A Pacific Quorum Properties Company**  
201 – 1475 Ellis Street  
Kelowna, BC V1Y 2A3  
Phone: 1-778-760-1204  
[ekoller@okstrata.com](mailto:ekoller@okstrata.com)

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

### **PRESENT COUNCIL MEMBERS:**

Don Oneil-Secretary/President  
[don@winterra.ca](mailto:don@winterra.ca)  
Dave Hyde- Vice-President  
[dave@winterra.ca](mailto:dave@winterra.ca)  
Mel Majewski-Member at Large  
[mel\\_majewski@yahoo.ca](mailto:mel_majewski@yahoo.ca)  
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**