



# Winterra Whisper

June/July 2017 - No. 34

COUNCIL NEWS	OUR COMMUNITY
<p style="text-align: center;"><b><u>Winterra Needs You</u></b></p> <p>Winterra now has 4 council members. Welcome to Michelle Crompton who now makes up the fourth council member. If you are interested in becoming a member of Winterra council, please contact Elaine Koller for more information.</p> <p style="text-align: center;"><b><u>Council News</u></b></p> <p>-Owners can log onto the Pacific Quorum site to view the council minutes, <a href="http://pacificquorum.com">pacificquorum.com</a></p> <p>-Next open council meeting is tentatively scheduled for August 2, <b>6pm.</b> in Clubhouse. Any resident/owner is welcome to attend the council meetings.</p> <p><b>Parking Permits:</b> Since the inception of the parking rules a number of warnings have been given to vehicles by placing information notes on the vehicle. To this date no vehicle has been towed. Congratulations to the residents for adapting these changes to date.</p> <p>Please Note: The visitor parking zone now extends the complete length of the south-west lot and is designated with arrowed signs. This now gives Winterra visitors 7 stalls. If the visitor stalls are occupied then visitors must park on the street as the remaining stalls are for residents with valid permits. Visitor parking permits cannot be used for non-visitor stalls. <b>Visitor parking stalls are for temporary use and any long term visitor should park elsewhere.</b></p> <p>It is the responsibility of the residents to supply their guests with their visitor pass as soon as they arrive. Failure to do so will result in that vehicle being towed.</p> <p><b><u>Outgoing and Return Mail Boxes</u></b></p> <p>All return mail can be placed in the mail slot titled, 'RETURN MAIL'. If you wish to post mail use the 'OUT GOING MAIL' slot located at the bottom right of postal boxes.</p>	<p><b><u>Fitness Room Equipment (Gerry Theoret)</u></b></p> <p>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><b><u>Smoking Nuisances:</u></b> Smoking complaints are on the rise here at Winterra. Smoking is prohibited everywhere including balconies, except inside the units. Residents who smoke are allowing the smoke to leave their units which in turn are drawn into the HVAC's and into open windows. Under the BC Strata Act and Winterra bylaws cigarette and marijuana smoke that causes nuisance to others is a bylaw contravention.</p> <p><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 as result of leaking bags/boxes.</p> <p><b><u>BBQ season:</u></b></p> <p>Winterra bylaw 3(10) states that 'No propane tank devices or cylinders are to be used on balconies or patios'. (b) The placing of items on patio/balcony areas shall be limited to free standing planter boxes or containers, summer furniture and accessories and not used for storage of garbage or other items.</p> <p>Every balcony at Winterra has a natural gas outlet for BBQ hookup.</p> <p><b><u>Telus Optics:</u></b> The building is now TELUS optics hardwired. Attached to newsletter is poster information to make TELUS as your Wi-Fi/TV provider.</p>

### **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

### **Want to rent an extra parking stall or storage locker?**

According to Winterra bylaws, only owners may rent strata stalls/storage lockers. The cost of rent is \$30/month for parking and \$20 for storage payable to the Strata Corp. To get on the waiting list owners please notify the Resident Coordinator by email.

### **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@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**

#### **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:**

Michelle Crompton-[michellecrompton11@gmail.com](mailto:michellecrompton11@gmail.com)  
Don Oneil-Secretary/President [don@winterra.ca](mailto:don@winterra.ca)  
Dave Hyde- Vice-President [dave@winterra.ca](mailto:dave@winterra.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**