

# Condominium Home Owners' Association of British Columbia

Offices in New Westminster, Penticton and Victoria

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## SPRING 2010 STRATA EDUCATION PROGRAM

### MAPLE RIDGE #1, #2, #3

**Date:** Tuesday, May 18

**Time:** 6:30 PM – 9:30 PM

**Location:** St. Andrews Church Hall, 22289 – 116 Avenue (off Haney Bypass), Maple Ridge

**Fee:** \$35

See reverse for seminar description.

Due to the popularity of workshops, pre-registration and pre-payment are required.

Registration is limited so register early.

### ↓ REGISTRATION ↓

Four ways to register: Complete this form and mail or fax to CHOA, email info@choa.bc.ca with details or pre-register by phone at 604.584.2462 (Ext. 2) or toll-free 1.877.353.2462 (Ext. 2)

Registrant's Name: \_\_\_\_\_ Enclosed fee for \$ \_\_\_\_\_

Additional Registrants: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Strata Plan Number: \_\_\_\_\_ Strata Corp. Member ( ) Associate Member ( ) Non-Member ( )

Business Member ( ) Company Name: \_\_\_\_\_

Payment Option: Cheque payable to CHOA enclosed ( ) VISA ( ) MasterCard ( ) American Express ( )

Card #: \_\_\_\_\_ Expiry \_\_\_\_\_ / \_\_\_\_\_

Card holder name: \_\_\_\_\_ Signature: \_\_\_\_\_



*A non profit association serving strata owners since 1976*

**Registration cannot be guaranteed 48 hours before strata seminars.  
NO REFUNDS for no-shows or cancellations received less than 48 hours prior to event.  
CHOA reserves the right to cancel or change seminars without notice, due to unforeseen circumstances.**

# Seminar Description

## #1 Bylaws – Restrictive Use: Age, Rentals, Pets

Understanding:

- How bylaws are created and registered
- The structure of a bylaw, its purpose and what makes it enforceable
- How other legislation affects your bylaws
- Enforcement and limitation of age restriction bylaws
- How age restriction bylaws apply to tenancy agreements
- Enforcement and limitation of rental restriction bylaws: Owners, family rentals, hardship
- How rentals are counted in a rental restriction/limitation bylaw
- The requirements/procedures of a hardship application
- How a hearing is conducted
- What information the strata council may require to make their decision
- Enforcement and limitation of pet restriction bylaws
- How the strata corporation enforces pet bylaws for noise, damages, aggressive behaviour of a pet
- Who pays fines, court actions and collections:  
Owner/resident violations  
Tenant violations

## #2 Insurance – Strata Corporation, Council, Owners, Tenants

Understanding:

- Definitions of Insurance:  
Common Property  
Common Assets  
Fixtures  
Betterments
- The different types of policies:  
Strata Corporation  
Strata Lot owner/tenant  
Vehicle Policy  
Construction warranties
- Minimal levels of insurance for general liability, property coverage, appraised values
- Optional Coverage:  
Errors and omissions  
Human Rights claims  
Illegal drug activity  
Earthquake insurance
- How are deductible amounts set
- What causes higher risks and higher rates
- What documents and materials must you report to the strata owners and tenants
- Who is covered by the strata corporation policy
- Who pays the cost of claims and deductibles
- How do you collect the deductible
- What happens when a tenant causes a claim

## #3 Correspondence – The Complications of Written Agreements, Notices, Email and Record Keeping

Understanding the types of notices sent to/from a strata corporation:

- Request for alterations to a strata lot or common property
- Councils response to the request
- Request for a hearing of council
- Councils response to the request
- Hardship application requests
- Councils response to the request
- Notices of General Meetings
- Responsibility of council
- Petition for a Special General Meeting or Agenda Item
- Responsibility of council
- Petition to Remove Council
- Responsibility of Council
- Petition for reconsideration of a 3/4 vote, section 51.
- Responsibility of council
- Complaint of bylaw violation
- Notice of allegation by council
- Notice of arbitration or court action
- Action required by council
- Request for records & documents  
Section 35/36:  
Response of council  
Compliance Period  
Charges & PIPA  
Form B & F Requests

All sessions include information on updates to the Strata Property Act