

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

Headline: Rogue sprinkler leaves its mark

Topic: Irrigation systems

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With the onset of hot dry weather, stratas all over the province should be fine-tuning their irrigation systems.

The advent of more sophisticated landscaping design has brought in trees, shrubs and flower beds closer to buildings in order to create more privacy and increase aesthetic appeal. But improvements can come with problems. One Nanaimo townhouse complex, for example, was recently faced with a \$7,000 repair bill as a result of its rogue sprinkler heads. A sprinkler head next to one of the units had been accidentally turned around and the vacationing owners returned to discover their family room saturated because a barred security window had been left open for ventilation.

Strata Law: The strata corporation must obtain and maintain property insurance on the common property and common assets of the strata corporation. If an owner is responsible for the loss or damage that gave rise to the claim the strata corporation may seek to recover the deductible.

Tips: The owners would not have experienced the losses or damage if they had not left the window open. However, they were not entirely at fault. The strata was unaware of the change in the sprinkler head, and the owners - in their 15 years of residence - had no history with water problems. The strata and the owner have decided to share the cost of the deductible and the strata now conducts routine inspections of their irrigation system.

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