

# Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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## Condo Smarts

Headline: Condo Smarts survival guide: top 10 tips

Topic: Tips for living in a strata

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We often only hear the dark tales of strata living, but there are thousands of communities who thrive in stratas and would choose no other lifestyle. In honour of our 100th *Province* column, we at CHOA have decided to celebrate strata living. Simple and straightforward awareness, strategies and concepts make strata living work well.

- 1) **Respect:** Everyone needs to be mindful of the right of residents to live quiet and peaceful lives.
- 2) **Bylaws and rules:** Knowledge of the your strata's bylaws will likely prevent you from painting the door red before it's too late. It's easier to comply if you know what the bylaws are.
- 3) **Participation:** Don't leave all the work to the same four council members every year.
- 4) **Voting:** Show up at your general meetings and vote. If you don't vote, you shouldn't complain.
- 5) **Communication:** Tell the owners what they need to know before it happens. The fact that there will be no hot water at 8 a.m. tomorrow is best found out before it happens.
- 6) **Security:** Stratas who take security and safety seriously protect both people and their investments. Fix the gates before the 10 cars are stolen.

- 7) **Contracts:** Most business relations are contractual in stratas. Write the contracts to suit your needs, and enforce the terms and conditions.
- 8) **Education:** Seminars and workshops on strata life are conducted around the province monthly, and over 300 info bulletins and resources are currently available.
- 9) **Know your limits:** Seek the advice of a professional before it's too late.

**Planning:** The key to protecting your investments is routine maintenance and long term renewals and financial planning. Don't wait for the tank to leak before it's replaced.

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