Condo Smarts
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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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