Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

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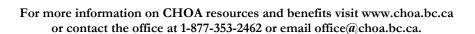
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We often only hear the dark tales of strata living, but there are thousands of communities who thrive in stratas and would choose no other lifestyle. In honour of our 100th *Province* column, we at CHOA have decided to celebrate strata living. Simple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