

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-157

Condo Smarts

Headline: Nosy neighbours are your best resident security system

Topic: nosy neighbours

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Dear Condo Smarts: Our strata corporation recently granted us permission to install a hot tub in the limited common property area in the back of our townhouse. In the past few weeks with the snow we have been enjoying the tub in the early evenings but our neighbour stands in her back window and watches us and then complains about the noise caused by the pumps. Now council want to us to make more modifications to reduce the noise, even though you can't hear the tub when you're inside our home. We complied with all of the requirements and now the neighbour is constantly watching us and complaining. Is there anything we can do?

- Margaret and Dave W., North Vancouver

police complaint. But what I call "curtain twitchers" are everywhere and simply a part of life. And it can be a trade-off. While your neighbour's nosiness can be a bit annoying, it's the same neighbour that is likely going to provide you with your best resident security system.

Dear Margaret and Dave: Privacy in our homes is very important to all of us, especially when we live in a communal sense, in strata communities.

Nevertheless, the exterior areas are open living (in common or limited common property) and privacy is almost impossible to achieve outdoors.

In most townhomes, when a neighbour looks out their window they look into another unit or the yard areas. It's unavoidable. Perhaps you might want to start by talking to this person, or perhaps the person is creating a nuisance that can be enforced through the strata bylaws.

If it's a higher level of harassment that creates greater problems, then you may consider filing a

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