



Andrew Fulcher

I have felt very honoured to have served as President of the CCI South Alberta Chapter for the last 3 years. I have enjoyed chairing meetings teaching and speaking to luncheon crowds — crowds which seem to be increasing!

Message from the President

Ya-Hoo!! Summer! Watering the flowers, sitting in an easy chair and surveying the common property... irrigation is running, bushes are trimmed and plant beds mulched. Hopefully, no-one has been annoying other condo owners by smoking on balconies and having rowdy fire pits at the weekend!

This year has been a busy one at CCI with reorganization of our committees both locally and nationally. Our National organization has changed its funding model to a flat percentage fee from its chapters in 2018-19 which will increase the amount that we contribute towards the National organization.

Our conference in Banff at the end of May was a success. We hosted all Canadian chapters of the CCI at this Leaders' Conference. Our organizing team did a fabulous job planning and hosting the event (Special thanks to Tony, Maria and Elaine) and I would

like to personally thank all our sponsors who made the event possible through their generous donations and support without which our conference would have fallen flat and not been the success it was. How successful was it? So successful, in fact, that several long term CCI members said it was the best conference ever...Kudos to all!! There will be photos of the conference on line for you all to check out.

In late June the provincial government disseminated stage 2 of the CPAA Regulations by forwarding a survey. The deadline for individuals to provide

(continued on page 3) →

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- To network with other CCI South Alberta members;
- To sign up for future CCI events.

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message from the president

(continuation)

comment through the survey was the end of July. Our luncheon in May highlighted some of these changes. CCI SAB has some reservations about a few points, insurance, for example and we had a meeting with the government in August to raise our concerns.

Save the date for CCISA's Annual General Meeting which is being held on September 27, 2018 at the Coast Plaza Hotel and Conference Centre. The Call for Nominations to join the Board of Directors is ongoing — please consider standing for election or nominate another member! CCISA has an exciting line-up of speakers and presentations at our Lunch N Learns starting in October. Don't forget to save the date also for the joint conference in the fall with ACMA and REIC to be held at our exciting new downtown venue, Telus Convention Centre on November 2-3, 2018.

I have felt very honoured to have served as President of the CCI South

Alberta Chapter for the last 3 years. I have enjoyed chairing meetings, teaching and speaking to luncheon crowds — crowds which seem to be increasing! I will step down from the President's role in September allowing someone else to take over the reins. The last 3 years have flown by and I have relished the responsibilities of being President. We have definitely had some challenges over this time, some of which are still unresolved. A past president of CCI once told me that organizations need change at the top to keep things fresh. That is why I am stepping back. When I started as President, I had 3 goals in my mind: increase support and opportunities for business partners; increase membership numbers and bring the delivery of CCI courses to communities outside of Calgary. I can say with a certain modicum of pride that all 3 goals were realized... Job done. Be seeing you soon.....

Andrew Fulcher

Andrew Fulcher

CCI South Alberta Chapter, President

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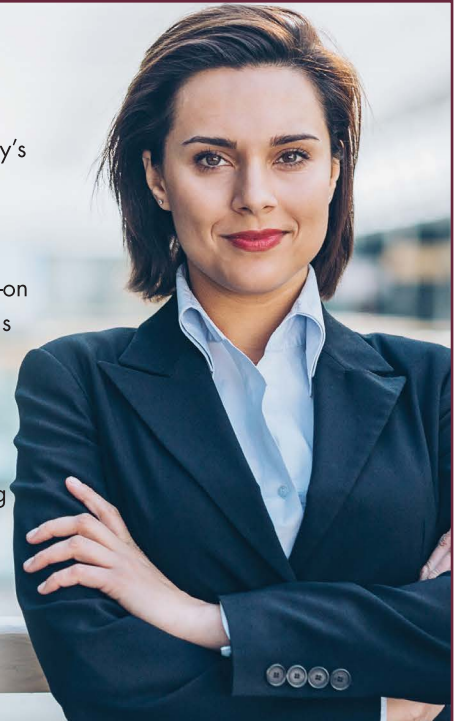
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What To Do About Dog Poo

Pet ownership in condos can be a smelly subject

By Maria Bartolotti

Q: Maria, I'm thinking of buying a condo, I do have a pet Maltese Shih Tzu that I cannot bear to live without. Any advice in condo ownership for dog owners?

A: You've heard me say it a dozen times: "No condominium corporation is alike." Yes, there is a unique set of condominium rules and regulations and bylaws that governs every condominium. Some condos may be very strict when it comes to enforcing certain sections of the bylaws, while other condos may be very lenient with those same rules. It is dependent on the culture of the condominium you are purchasing.

Some say — and I tend that multi-residential li not be the ideal place for pets to live. In most con space is limited, and pets not have the freedom to roam as much as they could in a single detached house.

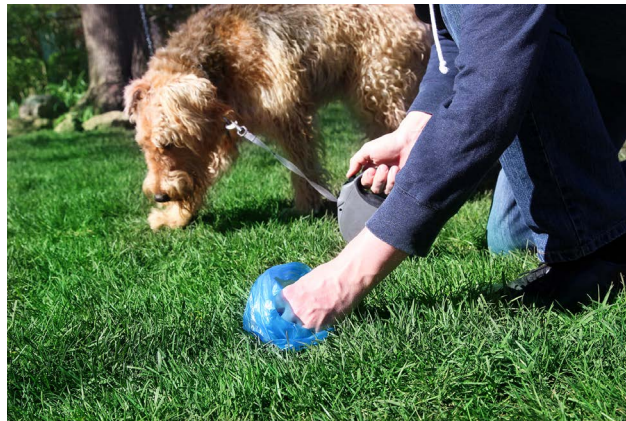
Townhomes do offer a bit more space and some have yards for pets, but a pet owner's responsibility is the same in all cases.

Yet, many people living in condos, or who are thinking of moving into one, consider their pets to be family or a best friend, and living apart from them is not an option.

So, if you're a pet owner thinking about buying a condo, be sure to read the governing provisions on pets first, and

any pet policies that the corporation has developed for that specific condo. Many have pet size restrictions to begin with.

The stickiest subject with pet ownership in condos, indeed the smelliest, is dog poop. It may be a silly topic, but it is a serious problem. I was just reading an article that some Condo Boards in Canada have decided to adopt a Dog DNA Registration Program... Yup, that's what I said. So, watch out CSI Miami here comes CSI 123condo corp.



To my understanding, the program is designed to match waste to the offending make residents aware be caught and held for not being responsible owners.

Let's admit it, picking up after pet is not an easy task. I get it. We come home from work we're tired, and your beloved pet dog, Silvio, needs to go for a potty break and the last thing we want to do is pick after them.

But, not picking up after your pet and leaving doggie-doo-doo outside your unit

is unacceptable under any circumstance.

The Canadian Public Health Association (CPHA) has stated; dog waste is toxic, and the viruses, bacteria and parasites found in dog waste can cause disease. It can contain worms, it smells bad and let's face it; it's a terrible mess to get off your shoes, your children or worse, your dog's fur (how many of us have seen our beloved "Silvio" rolling happily in the snow and grass, only to find that he/she decided to coat themselves with another dog's poop? It's gross, but it happens all the time). Yuck!

Being a responsible pet owner means; picking after your pet's mess immediately after they defecate outside the unit and taking your beloved pet for a walk outside the complex. It truly does not get any easier than that.

Condos are ruled by bylaws. If you are not willing to follow the bylaws of the corporation you may want to consider if condo living is right for you. Thumbing your nose at the rules is not an

option or choosing to ignore the rules because you disagree with them will not make them go away. Consider the social atmosphere before purchasing into a condo.

Folks, moral of this story — be a respectful neighbour and please pick up after your pets.

Until next time ...

cci

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October 25, 2018

How to Amend, Repeal and Draft Bylaws

Laurie Kiedrowski | McLeod Law LLP

Dionne Levesques | Scott Venturo Rudaooff LLP

November 28, 2018

Requests for Accommodation –

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Sonja Hodis | Hodis Law

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Nancy Smith | Think Productive

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March 28, 2019

April 25, 2019

May 30, 2019

June 27, 2019

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September 27, 2018

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Saturday AM

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November 24, 2018

Saturday PM

CM 100

October 13, 2018

CM 100

March 16, 2019

CM 200

March 23/24, 2019

CM 300

May 18/19 & 25, 2019

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reminders

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For more information on

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Registration notices are emailed to members three to four weeks in advance.

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The Trouble with Fees: Allocating Expenses in Mixed-Use Condominium Developments

By David S. Cumming

As our population in Alberta grows, our cities change. There comes a point where cities stop growing out and start growing up. Dense urban centres are commonly associated with neighbourhoods that support a variety of uses and urban planners will generally say that this is a good thing. Having neighbourhoods with access to several services with a variety of different sorts of residences and businesses generally leads to more vibrant communities as well as more efficient use of space. Increasingly, such neighbourhoods often lead to residences and businesses being built literally on top of one another in the form of mixed-use commercial and residential condominiums.

Inmixed-use properties, one of the complicating factors is how to allocate fees. Most often there are certain expenses which can be directly attributable to either the residential or commercial owners. Examples might be snow removal for a plaza in front of the commercial entrances, a more frequent window cleaning contract for the commercial owners, or the cleaning of hallways only accessible by the residential owners.

Quite often a provision is made in the Bylaws stating that such expenses be charged as fees only to the owners who benefit. Although in a purely residential or purely commercial condominium fees are often allocated strictly by unit factor, in a mixed-use development that is not often the case.

This all brings me to the recent case note in Ontario



entitled, *White Snow and Sunshine Holdings Inc. The Metropolitan Toronto Condominium Corp. No. 561*. In this case the owner of the only commercial unit in a mixed-use development brought an application to declare a portion of the Bylaws (or “Declaration” in Ontario) to be not in compliance with the Ontario Condominium Act. The Declaration in question stated that only the residential owners could use an extensive pool, gymnasium and squash court facility within the property. The commercial owner argued, “If I’m paying fees for it, why can’t I use it?”


Although it appears that the commercial owner paid less per

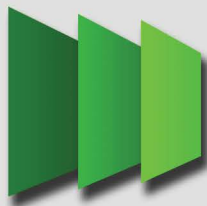


square foot in condo fees than the residential owners, it doesn't appear that expenses specifically attributable to the recreational facilities were billed exclusively to the residential owners. The Condominium Corporation merely collected all fees and distributed them to pay expenses regardless of whether those fees came from the residential owners or the commercial owners.

In the end, the Court dismissed the application based on several considerations, including the particulars of the Ontario Condominium Act as well as a Toronto municipal Bylaw. It is not certain the same decision would be reached in other provinces, and even if such a scheme were permissible, it is certainly not a best practice. As can be seen in this case, such situations can lead to uncertainty and litigation unless it is made clear which expenses are chargeable to which owners. If one set of owners believes that they are being charged for things for which they receive no benefit, it is reasonable to think

they might protest.

The take away is that Boards and property managers of Condominium Corporations should be very clear as to how these expenses are to be addressed. Like most condominium law issues, the initial step involves an examination of the Bylaws. If there is a Bylaw which addresses the allocation of expenses, make sure it is being properly followed. If a clear allocation is not made in the Bylaws, consider having them amended to better reflect the particulars of the property. Most importantly, be clear and transparent. Mixed-use developments can be great places to live and work when issues like this have been addressed. 



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Getting Ready for Electric Vehicles

By Scott Ventura

Alberta is starting to experience what cities like Toronto, Vancouver, and Montreal have seen for several years — increasing electric vehicle (EV) sales, and as a result, an increase in the number of condominiums that need to deal with the issue.

Condominiums have some unique challenges when it comes to adopting electric vehicles. Fortunately for Alberta, most of these issues are well understood, and implementing solutions that are good for both the corporation and the EV owner is not difficult. This article provides an overview of some of the key areas to consider when deciding on a solution for your building.

The Biggest Issue? By far the largest problem regarding EV charging in condos is that most buildings don't start to look into the issue until an owner has made the decision to purchase an EV. The process to review the bylaws and policies, evaluate technical options, propose a solution,

and gain ownership approval will take many months, and starting late typically results in a poor result for the EV owner and the board.

“Better three hours too soon than a minute late.”

Given the projected growth in the number of EVs on Alberta roads (the total will more than double in 2018), if your building isn't already working on a solution, you are closer to a minute late than you are to three hours early.

Key Elements of an EV Charging Solution

Each building is different, but in all cases, the following are some key things to consider:

- What are the current policies and bylaws associated with changes to common property?
 - Are parking spots assigned or deeded?
 - What can the building infrastructure support?
 - Level 1, 2, or 3 Charging? — This refers to the voltage and current, and affects how fast a vehicle can be charged. Level 1 uses a regular household outlet and is the slowest, Level 3 is very high speed. Most condominiums use Level 2 charging.
 - Who pays for what, and how?
- There are four main categories of cost.➔



Core infrastructure, individual chargers, electricity used for charging, and ongoing operations and maintenance.

- Electricity Supply — In most cases, the power available in the parking garage is common or house power, paid for by the corporation from all owners' fees. A mechanism for tracking usage by EV owners and billing the owners needs to be both lawful and simple,
- Who plans, manages, and completes the project?
- How is Insurance and Maintenance managed?

Not the time to 'Just Say No'

The nature of the adoption of EVs means that, initially, the vast majority of unit owners do not own an EV and will have limited interest in EV charging. In Ontario, there were numerous instances of condos outright refusing owner requests to install EV Charging, even when the owner offered to pay all costs. The increasing number of high profile disputes led to legislative changes to the Ontario Condominium Act on May 1, 2018. The changes made it much easier for owners to install EV charging, and severely restricted the ability of the condo to refuse

owner requests. This follows similar changes in other jurisdictions. While no such changes have yet been made to the Alberta Condo Act, saying 'No' will likely only be a short term option for Alberta condominiums.

Smarter Charging

The term 'Smart Charging' broadly refers to any charging station that is network-connected. For condos this is a must, but a Condo charger needs to be even 'Smarter'. Several networked charging solutions also have the ability to regulate the amount of power a charger will use. This is particularly important in condominiums, because most buildings have limited excess power available for charging electric vehicles. This can limit number of



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vehicles chargers that can be installed to as little as five or six vehicles, without significant and costly building upgrades. With ‘Smarter’ charging, that number can be increased to 20-30 without major changes to the building infrastructure.

In addition, the power used for EV charging in Condos most often comes from the corporation’s common or house power. This power is often subject to ‘demand’ charges that are based on peak power used. Without the ability to regulate the charger output, EVs can drive peak power (and demand charges) way up since a single car charger can draw more peak power than the average three bedroom house. These demand charges affect all unit owners, not just EV owners.

Getting Started

1. Start now. Establish an EV charging committee with at least one board member to start getting educated on the subject. Have a mix of owners (pro-EVs and not so pro-EV!);
2. Get the latest information — there have been significant improvements in charging solutions in the last year;
3. Evaluate your infrastructure and understand any limitations you have regarding power;
4. Review the Act, your bylaws, and your policies regarding modifications to common property. Develop your policy in parallel with (and tailored to) the technical solution that you select. It must meet the requirements of the Act, and be as fair as possible to both EV and non-EV owners;
5. Based on policy and technical limitations, develop some options. Many solutions can take a phased approach, but it’s important to agree on the long term goals up front; and
6. Select one standard solution that will be applied for your entire building including: overall system design, electrical upgrades required, charging station supplier, electricity metering and billing, and the electrical contractor used. Consistency is important to simplifying future charger installs.

The goal of any condo board should be to have a policy in place and a solution selected before that first EV shows up. There are many sources of information out there, but it’s really important to find info and experience that is specific to condos. Of course, there are always many seemingly more urgent issues to deal with, but with an early start and the right help, an EV charging solution can be surprisingly easy to implement.




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#: 1311832	Cottage Club - Ghost Lake	Orchard Place
#: 9813047	Coulee Estate Condo Inc	Park Place
Agora Condominiums	Country Lane RV Park	Parkside Place
Aviara	Courtyard/ Plan #: 9710247	Pine Pointe Place
Bella Casa	CP#: 0312860	Poplar Green (CC#: 0012525)
Carefree Resort on Gleniffer Lake	CP#: 1010721	Prairie Sound Townhomes
CC#: 1313190	CP#: 1512254	Prestwick Place (CP#: 0810325)
CC#: 9510648	CP#: 8211761	Prince of Peace Village/ CC#: 9812469
Champagne Condominium	CP#: 9720271	Prince's Crossing - Condo Corp. 9310779
Chaparral Adult Village (CP#: 9810287)	Creekside Village	Redberry Ridge Condominium
Chaparral Estates (CC#: 9811079)	Dorchester Square (CC#: 8911258)	Rio Vista (CP#: 9412387)
Christie Point	East Glen Horizon Village (CC#: 8810578)	River Ridge (CP#: 9710731)
Cimarron Pointe Condominiums (CP#: 0313546)	Eau Claire Estates	River Ridge Estates
Citadel Heights (CP 9311726)	Edgepark Villas (CP#: 9011656)	RiverReach Condominium (Corp No. 1312207)
Coach Bluff Villas	Evergreen Village	Riverview Condo (CP#: 9611050)
Coachway Green	Fairway Greens Condominium	Rocky Ridge Gate (CC#: 9813047)
	Fairway Village	Rocky Ridge Villas
	Fletcher Village	Rutland Mews
	Gladstone Village	Sanderson Ridge Condominium Corporation/ #: 0912007
	Glenbrook Meadows	Sandpoint Park
	Grandview Village	Sheep Creek View Condominium (CC#: 0910178)
	Hallmark Estates	Sierra Morena Villas
	Hardwood Estates	Sierras of Country Hills
	Heritage Heights Condominium	Sierras of Evergreen
	Heritage Manor	Sol of Sunnyside
	Holly Springs	Stella Nova (CP#: 0414396)
	Hong Kong Plaza (CC#: 9012335)	Sunridge Business Park (CP#: 081 5759)
	Kincora Summit (CC#: 15110870)	Suntree Place (CC#: 9512009)
	Manor Homes of Inverness (Site 1)/ #: 9610460	The Estates at Terrace View
	Mayland Terrace	

Welcome to new members

Individual Member

Jeffrey Westman
Charles Scott
Bruce Blight

Condominium Corporation Members

Kincora Summit (CC15110870)
Manor Homes of Inverness (Site 1)/ 9610460
Sanderson Ridge Condominium Corporation/ 091 2007

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CONDOMINIUM CORPORATION MEMBERSHIP (continuation)

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(CP#: 0311055)
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Frits Pannekoek
Sandra Pichler
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Matco Financial

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Morrison Financial Services Limited

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Three By Three Inc.

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McLeod Law LLP

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McLeod Law LLP

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McLeod Law LLP

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Disrupting A 6 Billion Dollar Industry:

A Story Of Two Condo Boards In Southern Alberta Who Chose Two Completely Different Paths...

On a dark, crisp, winter's evening, approximately a year ago, two condo boards had their AGM. Both chose new boards.

Both boards were alike. Each had 8 members representing a similar number of total units and average age. There was equal representation of men and women with similar past board and business experience. All had the same outcomes in mind for their term.

Both boards were eager. Their philosophy was to run the board as a business, not a social club, thereby improving on the status quo. This would in turn have a positive impact on the lives of their owners, while being fiscally responsible and protecting and growing their investments.

Looking back over their term, there was a distinct difference between the boards. One was effective, efficient, thoroughly enjoyed their time on the board (even considered another term), and owners literally praised their progress. The other had dysfunctional communication which infuriated owners, went over budget, were left liable for an oversight on a major building upgrade, and wanted to resign.

What Was The Difference?

It came down to a single choice each board made.

Who would they partner with for property management?

Taking the time to research for a reputable PM company is essential to success in our unregulated industry - board members take on major risk and financial responsibility while volunteering their time.

Managing your condominium, when done right, is largely a predictable process. When done wrong, can leave owners exposed and the board liable.

On the outside, PM companies appear somewhat similar - **they are not.**

The successful board did their research. They wanted a team whose expertise and experience could guide them in all aspects of Property Management, including construction, asset management, maintenance, accounting, operations and more.

They wanted integrity and trust to be an integral part of their PM partnership. They didn't want to be "just another number".

They wanted to make informed, objective decisions about next steps - they know "knowledge is power".

They found industry leading technology that made their role

effective and communication with all stakeholders timely - they know "time is money".

Their PM company had a full-service maintenance team with proven systems. This allowed them to track required maintenance from request to fulfillment, ensuring items were addressed quickly and more cost efficiently.

Financials and reports were always accurate and up to date. Relationship management was a key focus and as such meetings were always professional and organized.

There were seamless, turn-key processes in place. This got them up and running quickly, so transition was smooth.

It became clear when the successful board engaged Mayfield Management Group Ltd. and enrolled in their **Trusted Condo PM Program**, they had made the right decision.

The other board didn't take the time to perform due diligence on their PM company and it turned into their worst nightmare, leaving them at risk of being held liable.

Which path will your board choose? Mayfield Management Group Ltd. ~Committing to excellence in everything we do.



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- ♦ ensure that your property is well maintained and safe;
- ♦ be flexible and will adjust our approach to fit your requirements;
- ♦ provide you with clear understandable monthly financial reports;
- ♦ prepare a detailed annual operating budget for the Corporation;
- ♦ have a 24/7 Answering & Emergency response service; and
- ♦ your building will be managed by a local office, not a remote individual

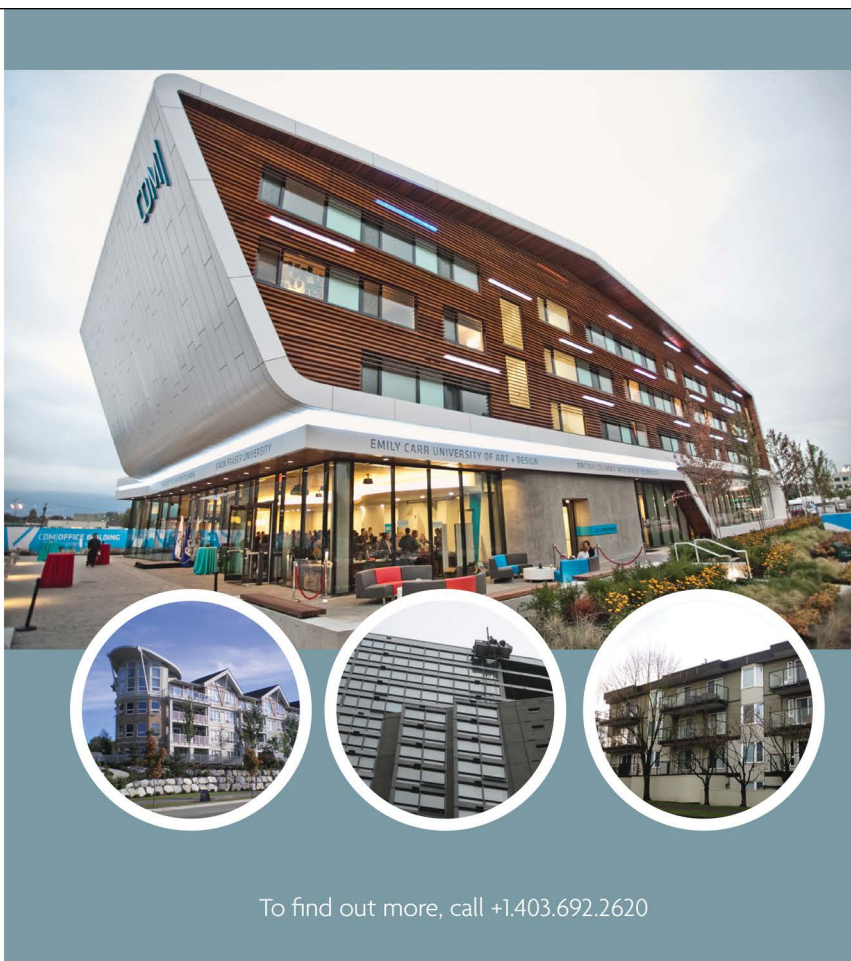
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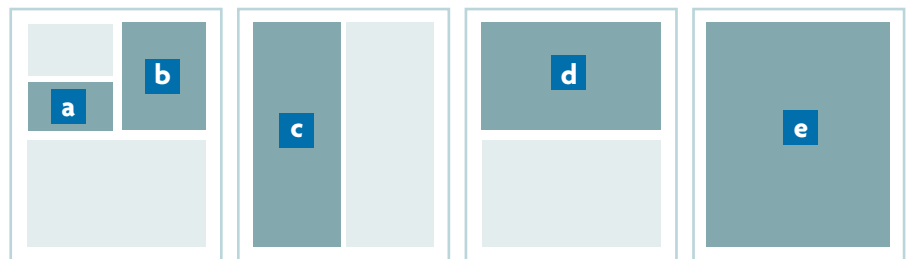


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