

Condominium News and Views



To the Members and Friends of The Manitoba Chapter • Summer 2020



The Canadian Condominium Institute - Manitoba Chapter
leads the condominium industry by providing education, awareness and access
to expertise by and for our members. We are your Manitoba condo connection!

THE SLOW RETURN TO NORMAL EDITION

The pandemic will be with us for a while but we should be thankful to have flattened the curve to keep safe and healthy for the most part. With reduced travel opportunities, staycations, home renovations and landscape improvement projects are part of this new normal.

SAVE THE DATE

CCI Manitoba will be holding its
Annual General Meeting (AGM)
on Thursday October 8, 2020.

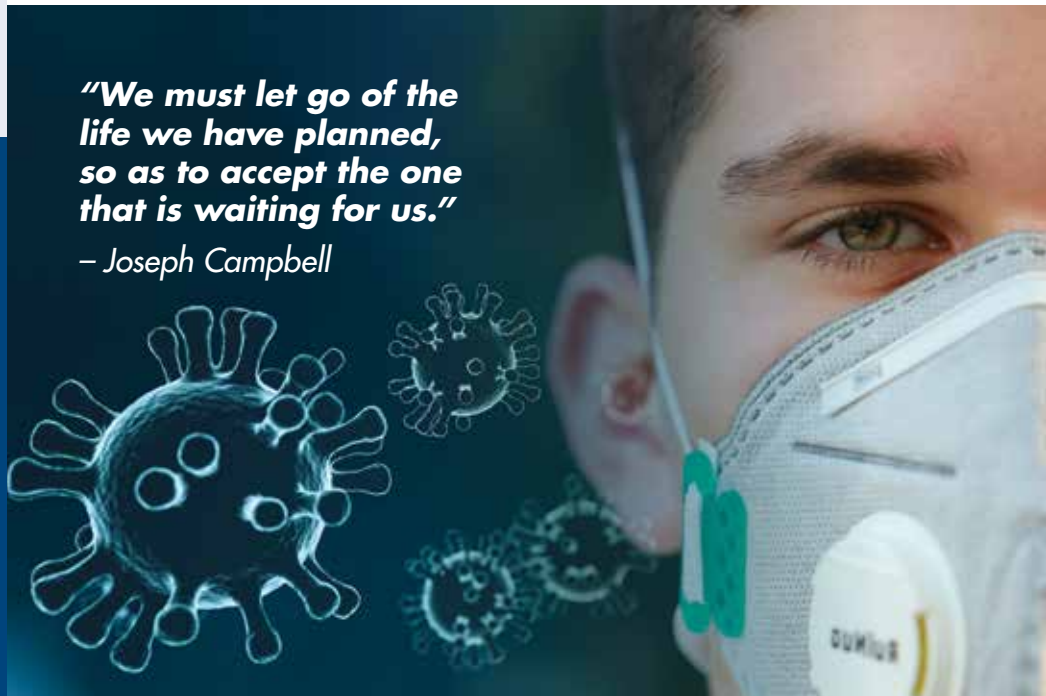
2020-2021 SPONSORSHIP & ADVERTISING OPPORTUNITIES

CCI Manitoba events have a strong attendance from our condominium community, from directors and owners to professionals working in the industry. Sponsorship of our events provides an excellent venue for our professional and business partner members to gain industry wide recognition and networking opportunities, while also supporting CCI Manitoba. We offer several options for Sponsorship & Advertising and are confident that one of these will meet your company's needs.

Opportunities are limited so book early to avoid disappointment! Please visit our website for more information.

***"We must let go of the
life we have planned,
so as to accept the one
that is waiting for us."***

– Joseph Campbell



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CCI Manitoba reserves the right: to edit contributed articles for clarity, length, unwarranted attacks and libelous content and, to refuse to publish any contributed article.

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NEWSLETTER PUBLICATION SCHEDULE

The CCI Manitoba *Condominium News and Views* is published and distributed to members on a quarterly basis with the following schedule and deadlines for advertising and articles:

- Fall Edition (November) with September 30 deadline
- Winter Edition (February) with December 31 deadline
- Spring Edition (May) with March 31 deadline
- Summer Edition (August) with June 30 deadline

To help us ensure timely delivery of the *Condominium News and Views* it would be a tremendous help if member corporations ensure that the CCI Chapter Administrator is provided with updated information whenever there is a change of Management Company, quantities required and distribution address, etc. Please call, mail, or email this information to our Chapter Administrator.

Thank you in advance for your assistance!

CCI MANITOBA IS LOOKING FOR YOU!

Our Chapter is looking for motivated individuals interested in joining one of our committees or volunteering their time to help with our upcoming sessions and events.

If you are interested please contact us at ccimanitoba@cci.ca.

2019-2020 BOARD OF DIRECTORS

Maureen Hancharyk, *President*
Krista Corley, *Vice President*
Lori Ricard, *Treasurer*
Delaney Yun, *Director*
Connie Dame, *Director*

Doug Forbes, *Chairperson, CCI National*
Susan Champagne Shapiro, *Director*
Alan Forbes, *National Council Representative*
Kathleen Vandale, *Director*
John Popowich, *Director*

THANK YOU TO OUR 2019-2020 SPONSORS



PRESIDENT AND CHAPTER REPORT



As I prepare to write my final report for this past fiscal year of July 1, 2019 to June 30, 2020, I go through all of the past reports of the 2019-2020 year and try to give you a snapshot of past activities as well as a few hints of what to expect in the coming fiscal year. Year end committee reports are also included in this newsletter edition.

Last year's report began by saying how rewarding and fun it is being involved in CCI. While I cannot dispute this, I ask myself, how much fun have we all had in the past few months?

Very challenging times for everyone, families, businesses, individuals, essential service workers and so too for volunteer organizations, condominium corporations, property managers and indeed all those who work in the condominium industry. Hats off to all of you for getting through these past few months and for doing such a great job under circumstances none of us could have ever imagined.

CCI has been challenged not only by the pandemic, but other issues as well. Our fifteen member Board of Directors has significantly reduced in size due to several resignations.

At this time, I do wish to thank Patricia Berry, Petr Kos, Debbie Buckingham, Jane Lecours and Susan Gagne for their commitment to our CCI, Manitoba Chapter. We miss you and wish you all well in your future endeavours.

That being said, we wish to encourage anyone who is interested in participating on our CCI Board of Directors. We encourage those with an interest in learning more about the condominium industry and others that may wish to offer their already knowledgeable expertise and experience from many years of living or working in the condominium community.

I cannot even begin to articulate the vast amount of knowledge I have personally gained by being a director of CCI, Manitoba Chapter and I certainly started out as a novice unit owner knowing next to nothing about condominiums.

It has been and continues to be a very rewarding experience and I wish to thank everyone for allowing me that opportunity, mentors, fellow members and all those who I have come to know in these past few years.

The CCI Manitoba Chapter bylaws allows for fifteen directors of which every year, five terms expire.

The term for a Board Director is three years.

Condominium owners are always welcome and encouraged to run for election, as are those who work as business partners and professionals in the community.

Elections are held yearly at our Annual General Meeting (AGM).

Board orientation takes place following the AGM and before the next scheduled Board meeting.

Team building sessions are usually held throughout the year. This allows newly elected CCI Board members to transition into the role as well as assisting them in getting to know veteran Board members and being welcomed as one of the team.

The Board meets monthly from September to June and all Board members are strongly encouraged to participate on at least one CCI Manitoba Chapter Committee. The President is included in all of the committees as ex officio.

This past year, meetings have continued to be held monthly, however, since April, all of the meetings of the Board and CCI committees have been held on Zoom. When September begins, we will determine what is the best way for us to meet under whatever public health guidelines are in place at that time.

The AGM was scheduled for September 23, 2020 and was looking like it might even rival last year's meeting that was held at the Arctic Exhibit at the Assiniboine Park Zoo. After much deliberation about what restrictions may be in place in the fall related to the pandemic, we have changed the date to Thursday, October 8, 2020 and will hold the meeting virtually. It was a very hard decision to make, but we thought it would be the wisest approach. Please save the date and join us for the AGM. Look for notices in future email blasts and on the website with much more information on how to attend and participate.

I wish to thank all of the CCI Board members who must be commended for their commitment to our organization.

They attend monthly Board meetings, respond to members queries, attend and chair CCI committee meetings, participate in monthly Lunch and Learns and attend CCI National Leaders Forums and other CCI events.

Thanks also to the Executive Committee, Krista Corley, Vice President, and Lori Ricard, Treasurer. The Secretary position is currently vacant. As per the CCI bylaws, the Executive Committee meets regularly to assist the President with the general management and supervision of the affairs and operations of the Chapter. The Executive Committee also acts as the Finance Committee.

Thanks also to Deniz Fraas, our previous Chapter Administrator who resigned effective March 30, 2020. We are extremely grateful to welcome back in our midst, a familiar face, Millanne

Baxter who previously worked as our Chapter Administrator. Millanne took over the position at the height of the pandemic and has helped us immensely. We can't thank Millanne enough for stepping into the role and making the transition so much easier for all of us.

At the outset of this report, I mentioned the challenges for us during these times. Lunch and Learns cancelled, Board and committee meetings held virtually, condominium corporations looking to us for advice on pandemic related issues affecting condominiums, issues around rescheduling and holding the AGM virtually, Presidents Forums not held and the CCI National Spring Leaders Forum cancellation.

As we look ahead, planning is difficult as no one knows at this time what the coming year will bring and indeed if things will ever be done the way they once were.

As all organizations have had to do, we have adapted and are grateful that our challenges are small compared to the many challenges others have faced.

So enough about challenges. I must say that we cannot lose sight of the amazing job we, including all of our members, property managers and others did to fight the budget proposal the City of Winnipeg put forward to stop garbage collection at condominiums.

Property Managers helped us engage our members in lobbying city councillors and speaking out in the media. It was a very successful campaign that we definitely can claim as a victory.

The city in early March withdrew the proposal but we learned, "you can take on city hall" and you can win. Thanks to all of you.



PRESIDENT AND CHAPTER REPORT (CONTINUED)

Another success was our handling of COVID-19 issues. Doug Forbes and Delaney Vun held a well attended webinar answering all questions relating to condominiums having to manage the issues arising out of the pandemic. If you weren't in attendance, you can view this webinar on our website (look under our news feed with a date of April 20).

The COVID-19 newsletter was superb. There were some challenges getting it into the hands of our members, so if you did not receive it, please visit our website.

An excellent publication and many thanks to Alan Forbes and his team of Pamela Pyke, Sue Gagne, Kathleen Vandale and Jane Lecours.

Distribution of most CCI material relies on property managers as we do not have email addresses for individual unit owners of condominium corporations. We cannot thank property managers enough for their assistance.

If you wish to hear directly from us with regard to CCI issues and events or receive a digital copy of the newsletter, please send us your email address or just click on the Stay Informed button on the bottom of each website page.

The Education Program led by co-chairs Krista Corley and Connie Dame did an outstanding job this past year. As mentioned, Lunch and Learns were cancelled for the months of March and April but previous Lunch and Learns were very well attended, received great evaluations and all of them were videoed and made available as podcasts to members. Thanks to the Education committee and their team for beginning this initiative and many thanks to Connie Dame and Karma Property Management Ltd. for sponsoring the podcasts.

For now, the Education Committee are planning Lunch and Learns for:

September 17, 2020 on the topic of Virtual AGM's, a "how to" on accomplishing this as well as bylaw changes that could allow for these meetings to be held this way in the future.

October 22, 2020 on the topic of Condo Insurance, particularly differences between condo corporation insurance and condo unit owner insurance, discussions on deductibles, rising costs and condo security issues.

November 19, 2020 on the topic of Financials, including how to budget, reserve funds, balance sheets, etc:

Stay tuned for information on how to access these Lunch and Learns virtually and where to attend if we are able to hold face to face meetings. We will continue at Canad Inns if possible at the usual 11:30 am time slot on the above dates.

The Newsletter Committee was chaired by Susan Gagne and then taken over by Alan Forbes midyear. They and their team produce an outstanding publication that continues to receive rave reviews from members. We in Manitoba are the only Chapter in Canada sending copies to each and every individual member. Often this is the only contact we have with some unit owners and is a great benefit for those not actively engaged in the organization. If you have ideas for articles, or perhaps you may wish to contribute an article, please let us know. I love my Condo is always looking for submissions.

Delaney Vun and Doug Forbes co-chair our Government Relations Committee and did an excellent job lobbying the government with regard to condominium corporations having the ability to hold their AGM's virtually. The government responded positively. Thanks for a job well done. We hope to hold a Lunch and Learn in early fall to assist condominiums with lessons on how to hold an AGM virtually.

Delaney Vun recently volunteered to chair the Communications and Membership Committee, following the resignation of Debbie Buckingham. This committee is responsible for approving all communications, marketing and promoting CCI to members and non-members. This past year a lot of discussion ensued on the issue of how to become more effective as an organization on social media. These discussions will continue in the coming year.

The AGM & Sponsorship Committee is chaired by Krista Corley and the committee has done an outstanding job. A very new Chapter committee who went over and above in planning another exciting AGM for this year that will now be held virtually on October 8, 2020. A disappointment for sure, but the venue that was previously booked has been rescheduled for the 2021 AGM. The venue would have been another exciting place to hold our AGM with lots of surprises in store, however, for now you will have to wait and see.

In terms of sponsorship, the program has been changed to allow more opportunities. Look for the new sponsorship opportunities coming soon on our website.

The CCI National is busy planning a virtual Fall Leaders Forum scheduled for early November 2020. This session was to have been held in Kingston, Ontario but has been rescheduled as a virtual forum.

Jane Lecours previously served for many years as our Manitoba Chapter National Representative and did a great job. With her recent resignation, Alan Forbes has agreed to take on the position until after our CCI Chapter AGM. Many thanks to Jane and to Alan.

Doug Forbes currently chairs the National Executive and they too have been busy with the challenges facing a national organization in unprecedented times. Thanks to Doug for his skills, talent, experience and expertise at the provincial and the national level.

Thanks to Petr Kos and Pamela Pyke who currently participate as non Board member volunteers on CCI, Manitoba Chapter Committees.

We encourage those who may not be interested in participating on our Board of Directors but may wish to participate on a CCI committee to put your name forward. We welcome your participation.

Thanks to all of our presenters, prize donators, sponsors of events and CCI members who regularly attend many of our sessions and events. You are all so appreciated and our success is because of all of you.

MANY THANKS TO OUR 2019-2020 SPONSORS

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We couldn't do any of this without our sponsors and all of you who are to be commended for another very successful year.

MAUREEN HANCHARYK, President
Manitoba Chapter 🍁

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attend many of our sessions
and events.*

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THE REOPENING OF COMMON ELEMENTS

CCI MB-WE WANT TO HEAR FROM YOU!

How is your Condo Corporation coping with the Covid-19 pandemic in relation to your common elements, such as elevators, stairwells, swimming pools, games rooms, lounges, libraries and such?

What did you do during the initial lockdown and how well did it work?

As you transitioned into the various phases of reopening of the economy, what did you keep in place and what did you change? How well has it worked out for you and your Condo Corporation?

Do you have a success story that you want to share or are you still struggling with what to do?

Please consider making a submission to CCI Manitoba's *Condo Conversation Corner: A View & A Voice* (look under the Resources menu item on the CCI Manitoba website <https://cci-manitoba.ca>). Since we've been told to expect a second pandemic wave, we can all learn from each other. We will compile the success stories, your struggles, questions and comments, periodically post information on our website and in subsequent editions of our quarterly newsletter, *Condominium News and Views*.

Working Together we can get through these troubling times and continue on our shared path "...toward one common goal, creating a successful and viable condominium community...".

Respectfully

BOARD OF DIRECTORS
CCI Manitoba 🇨🇦

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2020-2021 EDUCATION AND EVENT PROGRAM SCHEDULE

With the arrival of the Covid-19 pandemic our education program has been interrupted due to the required social distancing and limits on the size of gatherings. If permitted we will hold them in person and/or include the virtual/webinar option.

DATE & TIME	TOPIC	FORMAT
SEP 17, 2020	VIRTUAL AGM'S, A HOW-TO ON ACCOMPLISHING THIS AS WELL AS BYLAW CHANGES THAT COULD ALLOW FOR THESE MEETINGS TO BE HELD THIS WAY IN THE FUTURE	LUNCH AND LEARN WEBINAR PLUS IN-PERSON IF POSSIBLE
OCT 8, 2020	CCI MANITOBA AGM	EVENING WEB BASED FORMAT
OCT 22, 2020	CONDO INSURANCE, PARTICULARLY DIFFERENCES BETWEEN CONDO CORPORATION INSURANCE AND CONDO UNIT OWNER INSURANCE, DISCUSSIONS ON DEDUCTIBLES, RISING COSTS AND CONDO SECURITY ISSUES.	LUNCH AND LEARN WEBINAR PLUS IN-PERSON IF POSSIBLE
NOV 19, 2020	FINANCIALS, INCLUDING HOW TO BUDGET, RESERVE FUNDS, BALANCE SHEETS, ETC	LUNCH AND LEARN WEBINAR PLUS IN-PERSON IF POSSIBLE

If you missed one of last year's Lunch and Learn sessions, they are now available as podcasts at <https://cci-manitoba.ca/resources/podcasts>.

DATE & TIME	PODCAST TOPIC
OCT 17, 2019	1. KNOCK THE NEGATIVITY 2. COMMUNICATION IS KEY 3. EVERY CONDO NEEDS TO BE MANAGED 4. SUCCESSION PLANNING
DEC 12, 2019	COMMUNICATION – TIPS IN DEALING WITH DIFFERENT PERSONALITIES
JAN 30, 2020	2020 INSURANCE MARKET – CONDO CORPORATION AND UNIT OWNER POLICIES
FEB 27, 2020	CONDOMINIUM CORPORATION FINANCING: AN ALTERNATIVE TO SPECIAL ASSESSMENT



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🌀 PARONOMASIA – PART 1 🌀



Hopefully you will find this page humorous and at least momentarily break you out of the pandemic doldrums.

PARONOMASIA (PĀR"Ə-NŌ-MĀ'ZHƏ): N. A PLAY ON WORDS (AKA PUN)

1. Where there's a will, I want to be in it.
2. The last thing I want to do is hurt you...but it's still on my list.
3. Since light travels faster than sound, some people appear bright until you hear them speak.
4. If I agreed with you, we'd both be wrong.
5. We never really grow up, we only learn how to act in public.
6. War does not determine who is right, only who is left.
7. Knowledge is knowing a tomato is a fruit. Wisdom is not putting it in a fruit salad.
8. To steal ideas from one person is plagiarism. To steal from many is research.
9. I didn't say it was your fault, I said I was blaming you.
10. In filling out an application, where it says, "In case of an emergency, notify..." I answered "a doctor."
11. Women will never be equal to men until they can walk down the street with a bald head and a beer gut, and still think they are sexy.
12. You do not need a parachute to skydive. You only need a parachute to skydive more than once.
13. I used to be indecisive, but now I'm not so sure.
14. To be sure of hitting the target, shoot first and call whatever you hit to be the target.
15. Going to church doesn't make you a Christian, any more than standing in a garage makes you a car.
16. You're never too old to learn something stupid.
17. I'm supposed to respect my elders, but it's getting harder and harder for me to find one now.
18. I stayed up all night to see where the sun went, and then it dawned on me.
19. I'm reading a book about anti-gravity. I just can't put it down.
20. Those who get too big for their pants will be totally exposed in the end. 🐘

CCI-MB BOARD MEMBER PROFILES

CONNIE DAME

Connie Dame is the founder, President and CFO of Karma Property Management founded in 2009. Prior to starting Karma Property Management Connie was a controller for a large corporation. Her 15 years of financial expertise is an added benefit for all her Condominium Corporations' strategic financial planning.

Connie is an organized, efficient professional who oversees each property with keen attention to detail and a focus on each client's best interests. She offers her clients expertise in a diverse collection of management activities including; tenant and board of director relations, vendor management, lease compliance, and contract negotiation. She expertly addresses issues involving property maintenance/repairs, tenant communication and budget preparation. Connie's commitment to the well-being of her clients' properties influences her every decision which ensures they are very well managed.

In 2016, Connie became a member of the CCI Education Committee with a purpose of educating her board members, staff, as well as, assisting in increasing the CCI membership portfolio.

Connie believes in giving back to the community, resulting in the entire Karma Team embracing those close to her heart: M.A.D.D., Canadian Breast Cancer Foundation, Heart & Stroke Foundation, Humane Society, Animal Shelters, Siloam Mission, Alzheimer Society of Manitoba and the Youth Mental Health Awareness Program.



DOUG FORBES

Doug was introduced to condominium law as an articling student in 1989, and then as a unit owner. Doug subsequently became a member of the Board of Directors of his Condominium's Corporation, and eventually President.

Doug has been a professional member of the Canadian Condominium Institute (Manitoba Chapter) for over 20 years. He has been on the Board of Directors of the Manitoba Chapter since 1998, and is a Past President of the Manitoba Chapter. Doug is the Chair of the Manitoba Chapter Government Relations Committee.

Doug is also currently a member of the Executive Council of the governing body of CCI (National) and serves as its Chair. As a partner in the law firm of Thompson Dorfman Sweatman

LLP, Doug acts for condominium corporations, developers, lenders, and individuals in apartment, townhouse, and bare land style condominiums. In addition to his involvement in condominium law, he practices in the area of Real Estate law and in Corporate/ Commercial law.

Doug frequently provides advice and assistance in areas such as drafting, interpreting, and amending declarations and by-laws, disputes between boards and unit owners, collection of common expense arrears, and assisting in governance issues for condominium developments of all styles and sizes. Doug regularly contributes to, or chairs, meetings for condominium corporations.

Doug says he likes condominium law because "it is a nice mixture of commercial and business law with a human element. There is more at stake than money, it involves how people live, and how they live with each other."

MAUREEN HANCHARYK, CONDOMINIUM OWNER WCC #495

Maureen is a retired Registered Nurse who served the last ten years of her nursing career as the full time elected President of the Manitoba Nurses' Union (MNU). As President, Maureen chaired the MNU Board of Directors and prior to being elected as President, participated on the MNU Board of Directors since 1985. In the role of President, Maureen advocated for and served as spokesperson for over 12,000 nurses in Manitoba. As well, Maureen currently chairs the Board of Directors of Jocelyn House Hospice and serves on the Jocelyn Hutton Foundation Board of Directors. Past experience includes serving on other municipal, provincial and national Boards of Directors.

Maureen and her husband purchased their condominium in 2006 and after retirement, Maureen was eager to get involved on her Stonecrest Condominium Board of Directors. She was elected to the Board in 2010 and has served as President since that time.

In 2013, Maureen let her name stand for election to the CCI, Manitoba Chapter Board of Directors as she felt strongly that the organization would benefit from having more condominium owners involved. In 2015, Maureen was elected President of CCI, Manitoba Chapter.

Maureen likes to keep busy but in her spare time she loves to walk, read, travel and spend time with family and friends. 🍁

YOUR NAME COULD BE HERE SOON

Each fall at the CCI Manitoba AGM, we elect five directors to our Board. Perhaps this summer you'd consider putting your name forward to join our Board. If you're not quite ready to become a Director with us, how about volunteering for one of our committees? If you are interested in getting involved with CCI Manitoba, please send us a letter in the mail, or give us a phone call or send us an email.

CCI Manitoba Chapter

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YEAR END REPORTS

COMMUNICATIONS & MEMBERSHIP COMMITTEE

The Communications and Membership Committees is responsible to increase both the membership of CCI-Manitoba, as well as the Chapter's outreach to the greater condominium community.

This past year we experienced a decrease in membership, and have been working hard to incentivize former members to become members again and to prove CCI's value as we recruit new members. We are very proud of our recent accomplishments, including successfully lobbying against the City of Winnipeg's proposed cuts to garbage service and our role in persuading the Province, in light of the public health orders around COVID-19, to issue an Order allowing general meetings of unit owners to be held electronically, and extending the deadline for the holding of annual general meetings. We believe these successes demonstrate the benefits of CCI and our commitment to working on behalf of the condominium community.

This past year we also organized a new event called Condos & Cold Ones in August, 2019 at Stone Angel Brewing. The event allowed our members to mix and mingle in a casual atmosphere

while enjoying one of our City's fine craft breweries! We received positive feedback from all those who attended and we look forward to holding a similar event when circumstances allow.

If you have any tips or suggestions for us on outreach or how we can add value to your membership, we want to hear from you! It is important for our membership numbers to remain strong as our lobbying efforts carry more clout if we represent more condominium corporations, unit owners, professionals and business partners in the condominium community.

I would like to thank the Committee members: Jane Lecours, Sue Gagne, Debbie Buckingham and Alan Forbes, for their hard work and contributions this year. We are always looking for volunteers for this Committee, so if you are interested in helping CCI-Manitoba grow its membership and presence, we would love to hear from you! In particular, **we are hoping to expand our outreach via social media**, so if you enjoy using Facebook and/or Twitter we would love if you would lend your skills!

DELANEY VUN

Chair, Communication and Membership Committee 🍁

NEWSLETTER COMMITTEE

I would like to start out by thanking all of our Committee members who put in the effort to get the four editions published in the past year - Pam Pyke, Jane Lecours, Sue Gagne and Kathleen Vandale. As well, significant contributions were made by our President, Maureen Hancharyk, along with the much appreciated guidance and support from our Chapter Administrator, initially Deniz Fraas then Millanne Baxter. And special thanks to Sue for being our Committee Chair for the past two years and making the transition for me smooth and seamless.

It was an interesting and challenging year with the Covid pandemic emerging. This created some logistical difficulties in particular for the delivery of the spring edition, as well, we had to forego in-person planning meetings for the spring and summer editions and use Zoom instead. In addition to using Zoom, we have started using GoogleDrive to make it easier to collaborate. While these tools are very useful, there is definitely a learning curve, especially for those of us with many more years of life under our belts.

Finally, I'd like to remind you that you can view and search prior editions of our newsletter online through our website <https://cci-manitoba.ca/home> (login credentials required). As we look to the next year, we would greatly appreciate your feedback and input to make the newsletter more valuable and interesting to you, our members. Any suggestions you have can be emailed to us at ccimanitoba@cci.ca.

ALAN FORBES

Chair, Newsletter Committee 🍁



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SCHINKEL PROPERTIES

TOP TEN THINGS WE LEARNED FROM THE PANDEMIC

10. Taking life one day or one week at a time
9. Being more patient
8. Living a shared experience
7. Increasing our knowledge of technology
6. Enjoying the little things we used to take for granted
5. Exercising more
4. Being grateful
3. Not sweating the small stuff
2. Understanding the broader meaning of essential services
1. Being proud of the Manitoba pandemic experience



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PARONOMASIA – PART 2



PARONOMASIA (PÄR"Ə-NŌ-MĀ'ZHƏ): N. A PLAY ON WORDS (AKA PUN)

1. I changed my iPod's name to Titanic. It's syncing now.
2. Haunted French pancakes give me the crepes.
3. A girl today said she recognized me from the Vegetarians Club, but I'd swear I've never met herbivore.
4. I know a guy who's addicted to drinking brake fluid, but he says he can stop any time.
5. A thief who stole a calendar got twelve months.
6. When the smog lifts in Los Angeles U.C.L.A.
7. I got some batteries that were given out free of charge.
8. A dentist and a manicurist married but they fought tooth and nail.
9. A will is a dead giveaway.
10. With her marriage, she got a new name and a dress.
11. Police were summoned to a daycare center where a three-year-old was resisting a rest.
12. Did you hear about the fellow whose entire left side was cut off? He's all right now.
13. A bicycle can't stand alone; it's just two tired.
14. The guy who fell onto an upholstery machine last week is now fully recovered.
15. He had a photographic memory but it was never fully developed.
16. When she saw her first strands of gray hair she thought she'd dye.
17. I didn't like my beard at first. Then it grew on me.
18. Did you hear about the crossed-eyed teacher who lost her job because she couldn't control her pupils?
19. When you get a bladder infection, urine trouble.
20. When chemists die, they barium. 🍀

STAYCATION OPTIONS – WALKING & HIKING

Since you are tired of the social isolation due to the pandemic and want to take part in the grand reopening but are still not completely at ease with the social distancing and crowds, consider going for a walk in a park or a hike on a trail.

Travel Manitoba has a list of 20 incredible hiking trails in Manitoba that you've probably never heard of, from which you should be able to find a few that would be suitable for your personal fitness level. The table shows the name of the hike and its approximate location along with a distance and a rating for the level of difficulty. For more details on the list, along with some photos from each hike, go to the Travel Manitoba website

<https://www.travelmanitoba.com/blog/post/20-hikes-to-take-this-summer-in-manitoba-that-youve-probably-never-heard-of/>.

HIKE NAME AND LOCATION	RATING & DISTANCE
1 - Rice Creek Tower Trail - Porcupine Provincial Forest	32.2 km / In and out / Moderate
2 - Willow and Deadwood Loop - Morden	3.4 km / Loop / Moderate
3 - Amisk/Inverness Falls Trails - Whiteshell Provincial Park	5.5 km / Loop / Easy
4 - Neepawa/Langford Trail - Great Trail Portion - Neepawa	9.5 km / Loop / Easy
5 - Seine River Greenway - Bois-des-Esprits - Winnipeg	3.1 km / Loop / Easy
6 - Turtle's Back Loop - Turtle Mountain Provincial Park	6.4 km / Loop / Moderate
7 - Epinette Creek and Newfoundland Ravine Trail - Spruce Woods Provincial Park	29.6 km / Loop / Moderate
8 - Wild Grape and Elm Trail - Beaudry Park - Cartier	5.7 km / Loop / Easy
9 - Blue Lakes Trail - Duck Mountain Provincial Park	5.3 km / Loop / Moderate
10 - Senkiw Bridge Loop - Roseau River	2.4 km / Loop / Easy
11 - Bead Lakes Trail - Riding Mountain National Park	3.8 km / Loop / Moderate
12 - Blueberry Hill Trail - Lac du Bonnet	1.8 km / Loop / Easy
13 - Elk Island Loop Trail - Elk Island	16.3 km / Loop / Easy
14 - Rex Leach Museum Trail - Swan River	4.7 km / Loop / Easy
15 - Black Lake Hiking Trail - Nopiming Provincial Park	4.3 km / Point to Point / Moderate to Difficult
16 - Oxbow Nature Trail - Minnedosa	3.1 km / Loop / Easy
17 - Centennial Trail - Whiteshell Provincial Park	15.8 km / Point-to-point / Moderate
18 - Grey Owl Trail - Riding Mountain National Park	14.2 km / Out and back / Moderate
19 - Millennium Trail - Thompson	15 km / Loop / Easy
20 - Little Steep Rock Trail - Village of Steep Rock	4.4 km / Loop / Easy



Note that each hike name listed has an embedded hyperlink which can be used from our PDF version of our newsletter (accessible via <https://cci-manitoba.ca/login>) to see the hike details. Since many of the hikes use AllTrails links (<https://www.alltrails.com>) you can preview them in advance, print out trail maps, or alternatively you could just download the AllTrails app to your smartphone from the App Store or Google Play. While you don't need the App active throughout the duration of the hike, it is very useful for finding trailheads, or if the trail has many branches - just open the App and see your position with respect to the plotted trail (the App also helps greatly if you get off the beaten path i.e. lost).

If the listed hikes don't catch your fancy, consider trying one of the many walks in and around Winnipeg listed in the *Prairie Pathfinders Winnipeg Walks*, which should be available at your favourite bookstore and is also available at the library. If you're looking to get beyond the Perimeter Highway, consider *A Daytrippers Guide to Manitoba* by Bartley Kives or *Manitoba, Naturally* by Bill Stillwell. So if you're tired of the 'cooped up Covid' blues, consider getting into the great outdoors, hiking or walking about, and filling your lungs with some fresh air. As an added bonus, it will help you build up an appetite for a favourite meal and beverage. 🍷

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LOOKING FOR THE CCI NEWSLETTER ONLINE - EASY AS 1-2-3

Dear CCI Member

As you are a valued member of CCI Manitoba, the Newsletter Committee wants to remind you that you have access to resources on our website, including current and past newsletter editions. To take advantage of these online resources, follow the three steps illustrated below

1. OPEN YOUR WEB BROWSER AND ENTER THE ADDRESS FOR THE CCI MANITOBA WEBSITE
<https://cci-manitoba.ca/login>
2. LOGON USING YOUR USERNAME AND PASSWORD
3. SELECT THE NEWSLETTER ARCHIVE IN THE MEMBERS ONLY SECTION

Note that you can search for articles too. As well, we encourage you to have a look for upcoming Education and Events that may interest you.

Regards

Your CCI-MB Newsletter Committee



CCI MANITOBA PROFESSIONAL & BUSINESS PARTNER DIRECTORY



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STAYCATION OPTIONS – TRY BIRDING



If you still are worried about travelling too far this fall because of the pandemic and only looking at staycations, consider exploring the great outdoors by trying birding. It is a great excuse to get outdoors, especially just after sunrise (for you early birds) or in the evening a few hours before dusk (for you night owls). Alternatively, depending on where your condominium is located and the landscaping features on your grounds, you may be able to enjoy birding from the comfort of your balcony or walking around your property. If you get out to a park or rural setting, you'll have the opportunity to meet a number of very interesting people when you walk around with binoculars hanging around your neck and more importantly, you need not worry about being fashion conscious at all.

You may not be aware but Manitoba is a birding hotspot - we are on the spring and fall migratory pathways, so on a given day, you'll easily be able to find 50+ bird species in an hour or two. Good birding locations in Winnipeg include Assiniboine Park and Fort Whyte. Outside of Winnipeg, any of the Provincial Parks will usually yield numerous species <http://www.gov.mb.ca/sd/parks/park-maps-and-locations/index.html>.

If you are interested but unsure how to start birding, get yourself a copy of a *Peterson Field Guide for birds of eastern North America* and possibly contact one of the local nature organizations, such as Nature Manitoba <http://www.naturemanitoba.ca>, which has an abundance of birding resources and links, and often has birding outings organized in the spring and fall. If you are already more comfortable with idea of birding on your own, download a copy of the Manitoba Bird Checklist http://www.naturemanitoba.ca/sites/default/files/MB_bird_checklist.pdf, call up a few

Great Bird Search

Locate the given words in the grid.

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Y F T S A S N O W B U N T I N G N R M
E E A W E W N U U D S L H N U E O P E
G S L H O U S E S P A R R O W I B Y T
M A L L A R D K O D M E N R C T L O D
O B U N O N R O G N R O T T S C U D A
A O G U E W D A E E E G T H W X E O T
C M D I Y I R R P G N U L E O Z W O R
A T E S P I U U I S H S S R S D I M G
N A L R Y D C P M C H A E N C D N E E
A R L M I O K A A P Q A I P E H G A Q
D R I B K C A L B D E G N I W D E R I
A D B I O A A R P R K D L N B O D S O
G E G R Z R C N A O T F W T A L T R A
O E N T M N S E R L N O L A H V E S T
O H I S N O W G O O S E A I R S A T R
S C R O E B T N S I B D M L E B L S D
E H M D T O O C N A C I R E M A L I U
X I D A R K E Y E D J U N C O O S E Y
L O U E L A P L A N D L O N G S P U R
    
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Snow Goose
Canada Goose
Mallard
Blue Winged Teal
Northern Pintail
Ring Billed Gull

American Coot
Rock Pigeon
American Robin
Yellow Rumped Warbler
Savannah Sparrow
Dark Eyed Junco

Lapland Longspur
Snow Bunting
Red Winged Blackbird
House Sparrow

like-minded individuals and head out to see who can identify the most birds. If you want to become more advanced in your birding abilities, consider developing your 'birding by ear' skills, which is very important if you want to add many more birds to your life list. There are numerous online resources, such as <https://www.audubon.org/birding-by-ear> plus there are smartphone apps such as 'Merlin' by Cornell Labs, available in the App Store and Google Play.

So consider birding in Manitoba as part of your staycation plans during the pandemic. It will be an interesting and enjoyable experience, while helping you keep healthy and active. 🍁

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**CONDOMINIUM CORPORATION NO.:**

WCC 526

BUILDING NAME:

Aspen Meadows Condominiums

ADDRESS:

1255-1265-1275 Leila Ave

CITY: Winnipeg

PROVINCE: MB

POSTAL CODE: R2P 1J6

CONDO BUILDING STYLE:

Highrise

YEAR BUILT: Phase 1: 2006,

Phase 2: 2008, Phase 3: 2019

NUMBER OF UNITS: 177

MANAGEMENT COMPANY:

Marwest Management Canada Ltd.

SUBMITTERS NAME:

Stefania Zimarino

President-WCC 526 Aspen

Meadows Condominium

TELL US WHY YOU LOVE YOUR CONDO:

Aspen Meadows is located in Amber Trails at the corner of Leila Ave and Pipeline Road. This is convenient access to shopping centers, grocery stores, restaurants, medical facilities, the Wellness institute, parks and schools. There are also many walking and bicycle paths nearby.



We are a community of 3 four story beautiful concrete and steel buildings which consist of 59 units each. There are several floor plans to match many budgets, and condo fees are kept well in line. Each suite has in-suite laundry, and a private balcony. Common areas consist of a beautiful Solarium, fitness center, heated underground parking, and a guest suite. The buildings surround a stunning well-maintained courtyard where in the summer is filled with greenery, colorful flowers, and a fountain with a seating area.

Our Board and Marwest Management team work well to keep the interests of 177 units in mind when making decisions. All suggested projects on a recent reserve fund study assessment have been completed, with a continued healthy reserve fund balance.

I love my condo because it is a safe, diverse, kind, friendly and pet-friendly community in a most convenient location of the city. You can feel the positive energy when you enter Aspen Meadows.

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- On Site Caretaker
- Activity Room/Area
- Additional Feature: Solarium, guest suite, underground heated parking, fountain seating area

Editor's Note: Are You Condo Proud? Would you like to see your Corporation featured on the pages of the CCI News and Views? We want you to tell us all about your property. What makes it unique? What are the property features? This is your chance to let our condo community see what is out there and to perhaps inspire other communities. For more information or to submit your condo please visit our website <http://cci-manitoba.ca/resources/i-love-my-condo>. We are really looking forward to featuring your condo and getting to know you better! All submissions will be entered into an annual prize draw! Stay tuned for details.

STAYCATION OPTIONS - CYCLING & BIKING

If you are stuck at home during the pandemic avoiding travel to other Provinces with higher Covid infection rates, consider getting on your trusty bicycle and try out one of the bike trails in your area. As well, with lower traffic volumes due to the pandemic, you can feel comfortable riding on most roads, whether around your neighborhood or even across town. Don't worry about having to ride in traffic – most cities and towns now have bike trails and also have maps showing recommended routes through the various low traffic-volume streets well suited to biking, along with the trails. For example, there are online resources that can be downloaded to your smartphone, such as the *Brandon Bike and Trail Map*, www.brandon.ca/images/pdf/Recreation/shareTheRoads.pdf, and the *Winnipeg Cycling Map*, winnipeg.ca/publicworks/pedestriansCycling/maps/default.stm. Speaking of smartphones, there is an excellent App ridewithgps.com that can be downloaded from the App Store or Google Play.

Do you regularly ride a bike or have you not been on one since childhood? If you haven't ridden for a while, don't worry as getting back on is easy - it is *'like riding a bike'*. I've been riding a bike for almost 60 years now, sometimes just recreationally around the neighbourhood and sometimes commuting to and from work. For several years I put on over 3000 km biking between my home and work. Fortunately, I never had a major incident but did have a few close calls. While I've been honked at, cut-off, and told to get off the road and onto the sidewalk, these are the exceptions rather than the rules. Generally, I've found the great majority of drivers very supportive and accommodating of cyclists on the road.

How about you, does your blood pressure rise when cyclists and motorists point fingers at each other as the sole cause of all traffic problems? In my view there are similar proportions of good and bad drivers, whether they be in their cars or on their bikes. By the way, have you ever tried to ride in a sharrow lane with a bus right behind you? When I was still working, this was a frequent occurrence because I had to bike a portion of my trip on Regent Ave by Kildonan Place. I always felt sorry for the bus drivers, who

couldn't change lanes because of traffic, so I'd often hop the curb, let them pass and hop back into the sharrow lane. They would always respond with a friendly wave of appreciation or a flash from their break lights.

Finding a good cycling map such as the ones mentioned above will open the doors for you to see other areas of town in details that you would miss while driving in a car. Maybe you like looking at expensive homes, or different vintages of architecture or just like riding on a street shaded by large elms. If you live in the north part of Winnipeg, you can easily incorporate into your route the Chief Peguis Trail, Kildonan Park, Scotia Street or Kildonan Drive, the river path to the forks and your favorite beverage at The Common at the Forks. For those on the south or west side of Winnipeg, the trails along Bishop Grandin and Kenaston can be easily incorporated into a route including Fort Whyte, Assiniboine Park and Wellington Crescent or Wolseley Ave. For those of you looking for a longer ride, consider Henderson Hwy out to Lockport for a hot dog at Skinners or Half Moon, with an extra loop to the Larters golf course or lower Fort Garry.

So, get off the couch and onto your bike and start exploring our great Province. Besides the scenery change you'll also end up looking and feeling better, and build up an appetite for your favorite foods and beverages.

ALAN FORBES
Condo Owner and Avid Cyclist 🚲



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CONDO CONVERSATION CORNER: A VIEW & A VOICE

We have two timely topics to talk about today – how is that for a tongue twisting topic teaser? If you want to contribute to the discussion, you could tweet to twitter.com/ccimanitoba or post to www.facebook.com/ccimanitoba or make a submission to cci-manitoba.ca/resources/condo-conversation-corner

REOPENING OF CONDO COMMON ELEMENTS

Lots of effort is required to control and manage the common element during these pandemic times and especially so for the larger condominium corporations. Consistent and regular communication is key to keeping the condo owners safe, healthy and hopefully content as we progress from lockdown to a gradual reopening to an eventual new normal. As an example of this type of communication, check out our News Update feed on the CCI Manitoba homepage for the item titled Covid and Common Elements- PM Letter to Unit Owners at <https://cci-manitoba.ca>

As an example of a success story, here is how unit owners collaborated and respected the public health orders and common element requirements.



Hello CCI, from the Secretary of WCC #517

Our owners have been really wonderful in practicing physical distancing and following all the restrictions that COVID-19 has placed on us by the various levels of government. We have a fantastic group of owners. Here is a photo of

our TUESDAY HAPPY HOUR in our beautiful courtyard. The folks who sit close to one another are couples and the others retain the 2 meter distancing. This morning we held our first 9:30 am coffee hour in our MPR. We sanitized before and after - only allowed 20 owners - placed doilies at each place setting where residents could sit and had everyone bring their own coffee cups. Slowly but surely we are reopening and I must congratulate all our owners for co-operating 100%.

CCI NEWSLETTER DELIVERY DILEMMA

We've had a number of inquiries about the possibility of transitioning to electronic delivery for your quarterly *Condominium News and Views* instead of continuing with paper copies. Just recently, we received this one from one of our members

I would like to suggest that CCI discontinue the magazine copies of the Condominium News and Views. In this day and age, where we should all be concerned with the conservation of our ecosystem, I for one would much rather read it online. It must be a huge expense to print and deliver these magazines to all subscribers. Not to mention, it is a bit of a pain to deliver them to all unit owners!

Thanks for listening and keep up the good work!

The member raises valid points, especially with concerns for the ecosystem. As well, our cost at CCI Manitoba to print and deliver it to all members using both couriers and CanadaPost is one of our larger expense items, and this cost has to be passed onto our members through their membership fees. As well, deliveries for many Condo Corporations are drop-shipped to their already busy Property Manager, who then have to take time to deliver to the unit owners, and are likely passing on this extra distribution cost to the Condo Corporation.

We had started working on our Spring 2020 edition in April, during the height of the pandemic lockdown and completed deliveries to members by the end of May. Through the process we were concerned about whether the delivery addresses on file would be open to receive

the newsletters, so we contacted all members asking for direction. The sample email below is what was sent out for condo corporations.

Dear <Property Manager / Condo Corporation>,

CCI Manitoba is planning for the production run of the spring newsletter with delivery by the end of May. Given the current situation with COVID-19, we are looking at possible alternate delivery options, including:

- **NO CHANGE TO DELIVERY:** We will deliver the newsletter as per usual.
- **DELIVERY DIRECT TO CONDO CORP:** Delivery of newsletters directly to the Condo Corporation with an address provided by you, along with the name and unit number of the person accepting receipt (with phone# and/or buzz code if required for the property), who will then deliver to the unit owners.
- **REDUCED COPIES DIRECT TO CONDO CORP:** Delivery of a reduced quantity of newsletters directly to the Condo Corporation with an address provided by you, along with the name and unit number of the person accepting receipt (with phone# and/or buzz code if required for the property), who will then place in the lobby for unit owner pickup.
- **ELECTRONIC DISTRIBUTION:** Forgoing a delivery of the physical copy of the spring newsletter edition, we would provide you with an electronic copy for you to forward through your normal electronic distribution list, and an electronic copy will also be available on the CCI website (we will provide login information).

Based on the responses we received, fewer than 10% of the recipients had interest in changing the delivery method for the Spring Edition, so for this Summer Edition we reverted back to normal with the previously used methods.

So what do you think about the idea of receiving the newsletter electronically for your office or Condo Corporation? Doing so could potentially remove the pressure on CCI to raise membership fees in the future. If you are a Condo Corporation receiving the newsletter via your Property Manager, what would you think about the direct delivery option? While it would require someone to do the onsite distribution, it would probably save you a bit of money by not having the Property Manager doing it.

If your Condo Corporation or office is interested in changing the delivery method for your *Condominium News and Views*, please contact us by phone 204-794-1134 or email ccimanitoba@cci.ca or by writing to:

MANITOBA CHAPTER ADMINISTRATOR

P.O. Box 48067 LAKEWOOD PO, Winnipeg, MB R2J 4A3 🇨🇦





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INDIVIDUAL EVENT SPONSORSHIPS

FULL DAY EDUCATION SESSION	HALF DAY EDUCATION SESSION	LUNCH & LEARN OR EVENING SESSION
<p>✦ \$750</p> <p>Limited to one per session</p>	<p>✦ \$500</p> <p>Limited to one per session</p>	<p>✦ \$350</p> <p>Limited to one per session</p>

ADVERTISING RATE OPTIONS CONDOMINIUM NEWS & VIEWS IS PUBLISHED 4 TIMES PER YEAR (FALL/WINTER/SPRING/SUMMER)		
	ONE ISSUE	FOUR ISSUES
Full Page	\$1250	\$1100 per issue
1/2 Page	\$625	\$550 per issue
1/4 Page	\$350	\$275 per issue
Business Card	\$225	\$175 per issue

MANITOBA CHAPTER MEMBERSHIP FEES

Corporations 1-49 units	\$225.00	Professional Membership	\$350.00
50-100 units	\$290.00	Business Partner Membership	\$400.00
101-149 units	\$345.00	Non-Profit Business Partner Membership	\$200.00
Over 150 units	\$400.00	Individual Membership	\$125.00

INDIVIDUAL EVENT SPONSORSHIPS

FULL DAY EDUCATION SESSION	AGM EVENT EXIBITOR	HALF DAY EDUCATION SESSION	LUNCH & LEARN OR EVENING SESSION
<p>✦ \$750</p> <p>Limited to one per session</p> <ul style="list-style-type: none"> ✓ Sponsor listing on Chapter website ✓ Sponsor listing on registration forms ✓ 1 complimentary registration voucher ✓ Thank you placards displayed on-site ✓ Free standing company banners may be displayed on-site (must be provided by sponsor) ✓ Business cards and promotional material can be displayed on-site ✓ Verbal introduction and recognition on-site 	<p>✦ \$350</p> <p>Limited to 20 Exhibitors</p> <ul style="list-style-type: none"> ✓ Exhibitor listing and information included in AGM Package ✓ Exhibitor listing, logo and information included in event program ✓ Exhibitor listing on website and social media pages ✓ Full exhibitor booth to be displayed on-site (size restrictions may vary) ✓ Thank you placards displayed on-site ✓ Verbal introduction and recognition on-site 	<p>✦ \$500</p> <p>Limited to one per session</p> <ul style="list-style-type: none"> ✓ Sponsor listing on Chapter website ✓ Sponsor listing on registration forms ✓ 1 complimentary registration voucher ✓ Thank you placards displayed on-site ✓ Free standing company banners may be displayed on-site (must be provided by sponsor) ✓ Business cards and promotional material can be displayed on-site ✓ Verbal introduction and recognition on-site 	<p>✦ \$350</p> <p>Limited to one per session</p> <ul style="list-style-type: none"> ✓ Sponsor listing on Chapter website ✓ Sponsor listing on registration forms ✓ 1 complimentary registration voucher ✓ Thank you placards displayed on-site ✓ Free standing company banners may be displayed on-site (must be provided by sponsor) ✓ Business cards and promotional material can be displayed on-site ✓ Verbal introduction and recognition on-site

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SAVE THE DATE

CCI Manitoba will be holding its AGM on Thursday October 8, 2020

CCI MANITOBA IS LOOKING FOR YOU!

Our Chapter is looking for motivated individuals interested in joining one of our committees or volunteering their time to help with our education sessions and events. If you are interested please contact us at ccimanitoba@cci.ca. Download our Confidentiality & Code of Conduct for Volunteers from the Members only section on our website.

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