

DO YOU SUFFER FROM PTCD? (POST TRAUMATIC CONDO DISORDER)

Ahh...the carefree condo lifestyle.

That's what is sold isn't it? No more worries about maintenance, cutting the grass, fixing the roof, replacing the windows, servicing the furnace...sounds fantastic!

I think that for those of us who live in and work in the condominium sector, the realities of the 'carefree lifestyle' are really anything but.

The three "P's" of condominium life are: People, Parking and Pets. In no other setting do these three small words conjure up such images of disputes and ill will.

Whether it's the unit owner who is a constant nuisance, the Board member who feels all-powerful, the long-time resident who thinks they know better or the tenant who just doesn't care about anything to do with the corporation, the People aspect of a condo can make life unbearable at times.

Parking...well, who amongst us has not participated in some long drawn out affair about non-residents parking on site, debris in parking spots, moving vehicles for parkade cleaning (or not!) and my favourite: the unit owner who rents out their parking space, providing keys and access to an otherwise secure building!

Pets are pets...we all love them right??? Well not all of them. Ever try to enforce a size or breed condition? Ever have to pursue video footage to determine whose dog has soiled the front entrance? And what about that yappy little dog whose bark pierces even the most sound-proof barriers?

Throw on top of these every day nuisances such fun items as dysfunctional Boards, ineffective property managers, ever-increasing insurance premiums, operating budgets that only know how to go up and my personal favourite, the unexpected and large Special Assessment, rendered necessary by either poorly prepared reserve fund studies or failures to plan by past Boards and it is no wonder that so many folks are suffering the symptoms of PTCD.

And what are these symptoms?

Insomnia, fear of encountering a neighbor, unwillingness to open mail from the property manager, lack of attendance at AGMs, for sale signs and general disengagement within the community.

Fortunately, there is an effective treatment for PTCD: Active participation in CCI.

Monthly, CCI hosts luncheons of import to all involved in condominiums. Quarterly, CCI presents courses for Board members and Condo residents to better understand their rights and responsibilities. And, one of my favourites, you can always reach out

to a CCI Board member for advice. This is a group of the top people in the field and they volunteer their time and efforts to make the condo living experience the best it can be.

I sure hope you take CCI up on their offerings...it sure beats two Tylenol! 🍷

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