

## Condominium News and Views



To the Members and Friends of The Manitoba Chapter • Spring 2019



***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 SAFETY ISSUE

## CONDOS & COLD ONES

MEMBER APPRECIATION  
AND OUTREACH NIGHT

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## KEEP US UPDATED

The CCI Manitoba News and Views newsletter is published and distributed to members on a quarterly basis.

It would be a tremendous help if contact persons from 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](mailto:ccimanitoba@cci.ca).

## 2018-2019 BOARD OF DIRECTORS

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## WELCOME TO OUR NEW MEMBERS

Business Partner Member: Fort Group Chartered Professional Accountants Inc

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## PRESIDENT AND CHAPTER REPORT



In our last issue, we discussed some ideas to get ready for Spring. After a very slow start, spring is almost over as we anticipate summer. Summer in Manitoba is our reward for those long cold winters. When I travel, I always let people know that despite our reputation, we probably have the nicest summers in the entire country. In fact, I have been known to express my utter dismay when people who do not live here call us "Winterpeg". We are much more than our cold winters!

This issue has a theme as well, Safety and Security. Wanting to still remain very positive about our beautiful province, it is clear that safety and security is an issue throughout our communities, our province, our country and indeed the world.

In May of this year, our Education Committee held a Lunch and Learn on safety and security issues. Representatives from the Winnipeg Police Service attended and presented on the current state of crime, break-ins and safety issues in our city. They also highlighted several tips for condominium owners to assist us in making ourselves less vulnerable to crime and break-ins.

The focus of the presentation was to get the message out that we, as citizens play a key role in crime prevention. Our involvement in crime prevention programs is essential to ensuring that our communities remain vibrant and healthy and that we place a high priority on quality of life for all citizens. We can make a difference in our condominiums, our communities, our cities and our municipalities. In creating a safe and nurturing local environment, citizens are encouraged to observe and report any suspicious and possible criminal activities to the Police Service. Most importantly, Police advise that no one ever put themselves at serious risk and that our own personal safety is

paramount, however, reporting and recording details of what we observe, alerting the authorities and reporting those details has proven to be a very effective crime prevention tool.

As a condominium owner and as President of our condominium corporation Board of Directors, I found the presentation very useful. Condominium owners can do so much to make their communities less vulnerable. How many of us let people into our buildings without ensuring who they are and if they have the right to be there?

How many of us drive into the parkade and not wait until the overhead door closes before proceeding? Have we removed all valuables from our vehicles, including fobs and garage door openers? Are all doors locked? Police report that 50% of break-ins occur through unlocked doors. This includes doors to storage lockers, balconies, patio doors and entrances.

There are many other ways to improve our safety and security and make ourselves less vulnerable.

I encourage you to raise the topic with owners and your Board of Directors and brainstorm ways to make your community safer.

Our next issue will include our year-end reports, as our fiscal year ends on June 30, 2019. I encourage all members to attend our Annual General Meeting on Thursday, September 26, 2019 at Assiniboine Park. It is going to be a great evening in a wonderful location with lots of fun events, door prizes, of course wine, and cheese. Please circle the date on your calendar and plan to be there.

Until next time, enjoy our beautiful Manitoba summer. 🍁

MAUREEN HANCHARYK, President  
Manitoba Chapter

*Wanting to still remain very positive about our beautiful province, it is clear that safety and security is an issue throughout our communities, our province, our country and indeed the world.*



## 2019-2020 EDUCATION & EVENT PROGRAM SCHEDULE

CCI holds a strong belief that Education is key in supporting the condominium industry. The main focus of the CCI Education Committee is to provide consistent, current, quality content and delivery based on the best practices in the Canadian Condominium Industry and in accordance to the Condominium Act.

DATE	TOPIC & LOCATION	TIME
<b>Tuesday</b> August 13, 2019	<b>Member Appreciation Event</b> <b>Condos &amp; Cold Ones - Stone Angel Brewing</b> 9-1875 Pembina Highway	7:30 PM-10:00 PM
<b>Thursday</b> September 19, 2019	<b>LUNCH &amp; LEARN</b> <b>Board Orientation: Creating Orientation Package</b> <b>Recruiting New Board Members</b> Canad Inns Fort Garry, 1824 Pembina Highway, Ambassador Room A	11:30 AM-1:30 PM
<b>Thursday</b> September 26, 2019	<b>CCI MB ANNUAL GENERAL MEETING</b> ASSINIBOINE PARK ZOO, Gateway to the Arctic Building	6:00 PM-9:00 PM
<b>Thursday</b> October 17, 2019	<b>LUNCH &amp; LEARN</b> <b>Communication - How to communicate effectively as a Board &amp; with the owners</b> Canad Inns Fort Garry, 1824 Pembina Highway, Ambassador Room A	11:30 AM-1:30 PM
<b>Thursday</b> November 21, 2019	<b>LUNCH &amp; LEARN</b> <b>Asbestos - Control Plans</b> Canad Inns Fort Garry, 1824 Pembina Highway, Ambassador Room A	11:30 AM-1:30 PM
<b>Thursday</b> January 16, 2020	<b>LUNCH &amp; LEARN</b> <b>Condo Speed Networking - Experts on Maintaining Your Building</b> Canad Inns Fort Garry, 1824 Pembina Highway, Ambassador Room A	11:30 AM-1:30 PM
<b>Thursday</b> February 20, 2020	<b>LUNCH &amp; LEARN</b> TBD	11:30 AM-1:30 PM
<b>Thursday</b> March 19, 2020	<b>LUNCH &amp; LEARN</b> <b>Insurance Claims Yes Or No? Assumption of Responsibility</b> Canad Inns Fort Garry, 1824 Pembina Highway, Ambassador Room A	11:30 AM-1:30 PM
<b>Thursday</b> April 16, 2020	<b>LUNCH &amp; LEARN</b> <b>Condo Act: Best Practices - Air BNB</b> Canad Inns Fort Garry, 1824 Pembina Highway, Ambassador Room A	11:30 AM-1:30 PM

## REGISTER TODAY – SPACE IS LIMITED

All Unit Owners in a CCI Member Corporation are entitled to register at the Member Rate. See full education listings and register online at:  
<http://cci-manitoba.ca/education-events/>

**Please note that if your payment has not been received by mail prior to the session you will be required to pay by cheque or credit card at the door.**



# ARE THERE INVISIBLE PROBLEMS LURKING IN THE SHADOWS OF YOUR BUILDING?

**Invisible problems can be the most costly because they are difficult to see.....and difficult to plan for.**

**Doug Clark and his Building Sciences Group from WSP Canada Inc.** – Winnipeg Office - presented the CCI Lunch & Learn session for March 21, 2019 with an informative and animated presentation of the feature topic.

The PowerPoint presentation dealt with - a series of examples showing the significance of maintaining the key elements of Condo buildings with regular maintenance programs. These included the Site Elements, Building Exteriors/ Interiors, Roofs, Parkades, Electrical & Mechanical Systems, Windows & Walls. Thank you to the speakers from WSP -Samantha Draward, Krista Corley and Tim Reeve. (And the Invisible Man – Andrew Klassen)

We would like to acknowledge and thank the three eager ladies who willingly volunteered to don hard hats, work gloves and risk getting caulking compound on themselves – who showed the audience what fun window caulking can be! Thanks to our CCI Board President – Maureen Hancharyk who helped officiate the timed competition. ♣



## HOW DOES YOUR CONDO COMPARE, IN TODAY'S MARKETPLACE?

Condominiums remain an important part of Winnipeg's housing matrix. They tend to be more affordable and easier to maintain than owning a detached home. For younger adults a condominium may be their entry point into the real estate marketplace and for older adults a condominium can be seen as a place to downsize to. However, not all condos are created equal and each property will have its own strengths and weaknesses.

Newer properties will typically have more amenities and a lower monthly common element fee. However, their location may be less desirable for public transportation, shopping and other necessary services. Whereas older properties may have the advantage of being located in established neighbourhoods, their common element fees tend to be higher due to the age of their building and they may also not have some of the more modern features such as internal fire repression systems/sprinklers or in-suite washer and dryers.

Another factor that many do not consider when purchasing a condominium is that for most owners, condominiums are not their forever home, and one day an owner will need to sell their unit to someone else. Developers of new properties focus a lot on design and betterments to remain competitive and attractive to potential buyers in the marketplace, while owners of aging developments tend to focus more on maintenance with not a lot of thought going into how their property compares to the market, which is a mistake.

Most of us have heard the old adage "location, location, location", when it comes to property prices; however, another important factor is curb appeal. Whether you are selling a detached home or a condominium you want to make sure that your property stands out and this is where group ownership in a condominium becomes more complex. In a detached home, you can paint your fence, plant flowers or purchase new windows whenever you desire. However, in a condominium, the board is responsible for making those changes and depending on the costs and attitudes of owners; some betterments may not be seen as essential. Neglecting the curb appeal aspect could prevent you from receiving top dollar from your investment or worse losing money in a market downturn.

So how do you balance this? By taking the opportunity to thoughtfully look at all your maintenance issues as an opportunity to create a betterment. For example if your aging fence requires replacement do not focus on the most affordable quote by replacing like with like. Look for the quote that provides the most value over the long-term and take the opportunity to see if a new style of fencing will be more attractive, provide more security or privacy, etc. Do not see the fence replacement as a potential increase in expenditures but as an investment in the future of the building to remain attractive to the next set of buyers.

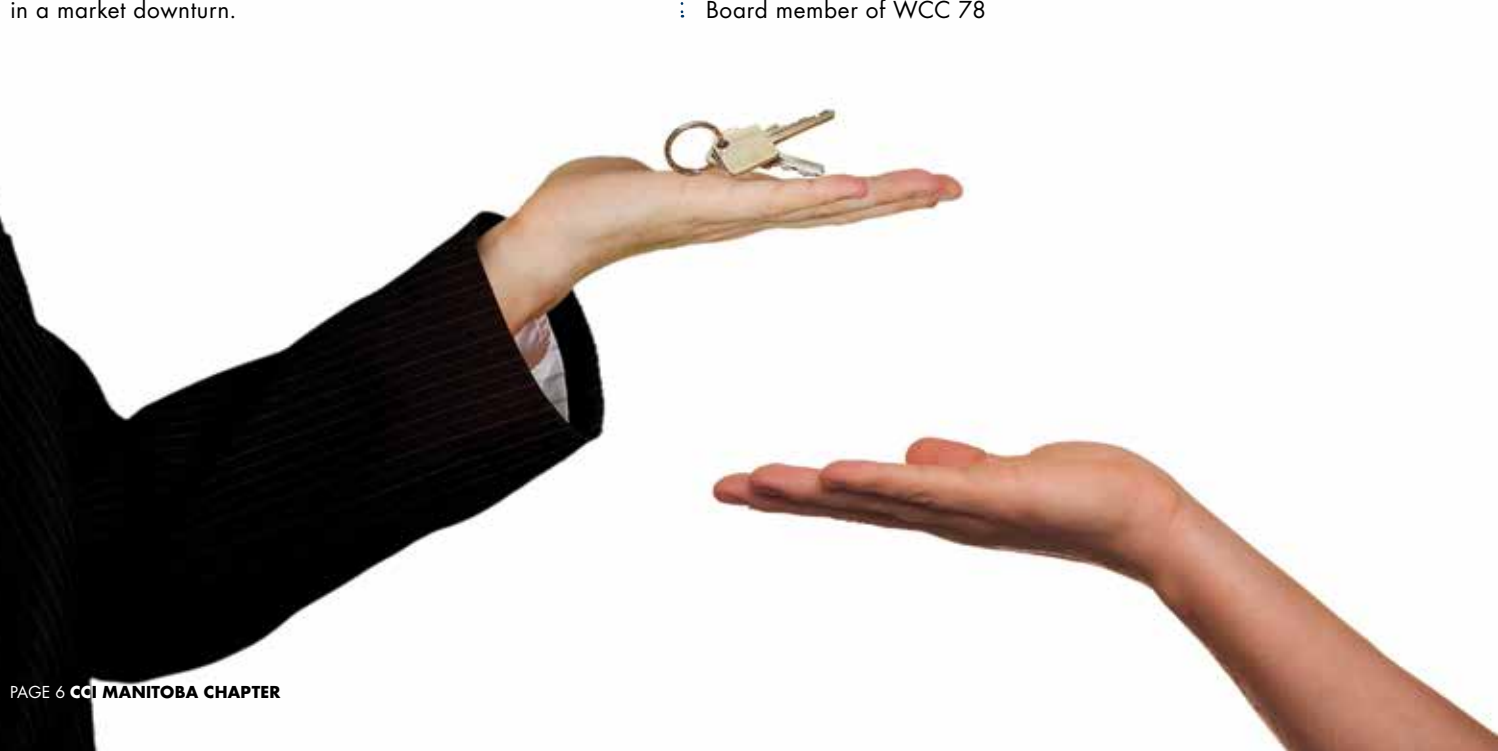
Nothing dictates the future sale price of a condominium more than the historical sale figures for that property. Prices tend to rise and fall and it is important that all condo owners and boards remain aware of the value of their assets, and have a mindset to protect them not only from a maintenance position but also from a valuation position. Everyone benefits from a well-managed building with good curb appeal; however, everyone also suffers when things become run down.

The decision as to which direction you and your board should be taking is obvious if you desire to protect your properties value. With increasing competition in the Winnipeg marketplace and more choices for consumers, it is important to understand your property and how it fits into the marketplace.

On the right is an example of two properties and the choices a new owner is faced with. The newer 2019 unit's mortgage is 31% more expensive monthly. However, once the lower common element fee is added in, the newer property is actually 8.4% cheaper on a monthly basis than the older, smaller more established 2BR property.

Purchasing property will always be a personal decision; however, do not forget that curb appeal matters especially in a competitive environment. Invest your maintenance dollars wisely and get the most out of your money. 🍀

Written and submitted by  
JEFFREY ANDERSON  
Board member of WCC 78






	OLDER UNIT	NEW UNIT
<b>PRICE</b>	\$219,900	\$288,960
<b>YEAR</b>	1965	2019
<b>SIZE</b>	998	1300
<b>NEIGHBOURHOOD</b>	OSBORNE VILLAGE	LORD ROBERTS
<b>COMMON ELEMENT</b>	\$640.89	\$237.00
<b>MORTGAGE*</b>	\$877.20	\$1,152.69
<b>COST PER MONTH</b>	\$1,518.09	\$1,389.69
<b>TAXES</b>	\$2,783.02	\$3,300 **
<b>BEDROOMS</b>	2	2
<b>APPLIANCES</b>	3	5

\* ASSUMES 20% DOWN, 3.49% APR, 25 YRS. \*\* ESTIMATED FOR 2019

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## WHAT'S THE REAL VALUE OF A 1000 SQ FT CONDO IN WINNIPEG?

Property managers and condominium corporations rely on AIC appraisers – AACI™ and CRA™ – to provide an unbiased and independent opinion for: reserve fund studies, replacement cost for insurance purposes, setting market rents and market value, profitability analysis and more. If it involves the value of real estate, involve an AIC-designated appraiser.

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## A SAFE CONDOMINIUM IS A HAPPY CONDOMINIUM



**T**he Insurance Industry has seen an increase in the number of break-ins occurring in Residential Condominiums, more specifically to the common areas. As the Corporation has the responsibility to protect the common areas, here are some crime prevention recommendations to help reduce the risk:

- Get to know your neighbors – Introduce yourself. If your neighbors know you, they are more likely to be on the lookout for anything suspicious.
- Lighting – Ensure there is adequate lighting at all entrances,

exits, walkways, parking areas and other common areas that may be accessible to intruders. Add motion sensor lighting if possible.

- Entrance Ways – The most common way intruders gain access to buildings is by following a legitimate visitor or resident into the building. Best practices would be to ensure that unit owners or visitors do not allow others to follow them through the door. If someone does not have a key or access card and cannot get buzzed in, they probably do not belong in the building.





*Make detailed lists room by room of all damaged or stolen/missing items, identifying brand names and model numbers whenever possible.*

- Secure Doors & Windows – Make it more difficult for an intruder to gain entry through a door or window. Do not keep doors propped open, close and lock windows whenever leaving the area. Remember, thieves can still scale balconies in order to gain access into buildings.
- Underground parkade (parking garage) – If the parkade is accessed by a security code, remote or pass card, when entering or exiting the parkade, a Unit Owner should not drive away until the door has fully closed. This would allow them to see if anyone was trying to sneak in under the opened door.
- Remember do not leave items visible in a vehicle; place them in the trunk if necessary. Do not leave fobs or garage openers in vehicles; always have them on your person or in your unit.
- Storage lockers – If a Condominium has storage lockers in common areas it is recommended not to store valuables in such lockers and to have appropriate locking mechanisms.
- Report any incidents or suspicious activity to The Board of Directors, the Property Manager and to the police if applicable.

In the event of a loss you will be asked to provide a claims specialist with a complete inventory of your property, which was either damaged or stolen. To be prepared, complete an inventory of your contents including photos or video (room by room) and keep in a safe place, preferably in a digital format that can be accessed from outside your unit. As you purchase new items update your list to include purchase date, place and price.

#### **IF A BURGLARY CLAIM OCCURS WITHIN YOUR UNIT**

- Report to the Police – provide them with the date and approximate time of loss and the summary of damage on hand. They in turn will provide a police report number
- Contact your broker to report the claim
- Prepare a list of items that were damaged or stolen. Make detailed



lists room by room of all damaged or stolen/missing items, identifying brand names and model numbers whenever possible. Identify where and when you bought the item and its original purchase price. This will be helpful, as insurance companies require detailed forms to be completed prior to settlement of a claim.

The best way to ensure your Condominium has the appropriate security measures in place would be to hire a security consultant to prepare a complete audit of the building

We are all concerned about safety, a secure Condominium means a happier and safer community. 🏡

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## **EXCEPTIONAL PROPERTY MANAGEMENT SERVICES**

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# SAFETY PROTOCOLS

## BUILDING

- Never allow strangers into the building as you are entering or exiting. Be aware of suspicious people loitering around the entrance as they may reach for the open door.
- Stay alert when entering your apartment complex. Do not become distracted (i.e. talking on your cell phone). Criminals look for a weak target and are more likely to pass up someone who appears focused, aware, and strong.
- Never buzz anyone you do not know into the building for any reason. If someone has a legitimate excuse of being inside the complex area, arrangements would have been previously made with the owner and/or property manager.
- Get to know other people who live on your floor so you may be able to identify strangers. Good neighbours look after each other.
- Report any poor lit areas such as entranceways, hallways, etc. or any overgrown shrubbery around your complex to the property manager.
- Do not list your full name on the resident directory board/panel.

## ELEVATOR SAFETY

- Look to see who is in the elevator before entering. If someone looks suspicious, do not enter and wait for the next one to come.

- When inside the elevator, stand near the control panel so you can easily press the alarm/emergency button if necessary.
- If a suspicious person enters the elevator when you are already on, exit before the doors close.

## SUITE

- Make sure that all the locks have been changed since the last owners have moved out, as previous residents may still have copies of keys.
- If you lose your keys, immediately replace your locks.
- Suite doors should have peepholes. If you do not have one, request permission from the Board of Directors so that you may install one.
- Always lock your door even if you will only be out of your suite for a short period. It only takes seconds for a criminal to enter your suite through an unlocked door.
- Collect your newspapers and other packages on a daily basis and never let your mailbox overflow.
- Keep a broom handle or longer piece of wood in the track of sliding glass doors and windows to prevent them from being opened from the outside.
- Make a list of your valuables and keep accurate logs, including any identifying factors like serial numbers or engravings. 📝





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## for by **Directors**

### WHAT IS THE CondoSTRENGTH PROGRAM?

The CondoSTRENGTH program helps condominium directors come together and share their condo experience during FREE networking events and provides members with access to a variety of resources.

As a Condo Corporation or Individual member of CCI Manitoba, enrollment in the National CondoSTRENGTH Program is FREE!

### ENROLL NOW FOR ACCESS TO:

- Toolbox of Online Resources – Templates & Guides, Checklists, Success Stories, Informative articles
- Director Networking Events
- Community Recognition

**Please visit [www.condostrength.ca](http://www.condostrength.ca).**

**Enrolling is easy!**

**\*\*You must be enrolled prior to attending a CondoSTRENGTH event\*\***

Register Today - A FREE program for members that is  
FOR DIRECTORS, BY DIRECTORS. [condostrength.ca](http://condostrength.ca)



Condo**STRENGTH**



## BARBECUE SAFETY

It seems that everyone has something to say about the safe usage of portable BBQs. This is likely because barbecues combine those wonderful elements known as fire and fuel, and together they can be a lethal combination. Barbecues can also produce carbon monoxide which as you are likely aware can cause serious health problems or death if inhaled. Tanks in and of themselves rarely explode. What can happen is a resulting fire or explosion that is caused by leaking gas that has escaped from a faulty appliance or pipework. Gas can build up in an enclosed area which can lead to explosion, carbon monoxide poisoning or if an ignition source is present – fire!

This year, after checking to see if the tank is full after a long winter of BBQ inactivity, don't just turn it on and hope for the best. Instead:

- Check your hoses for cracks and/or blockages
- Check for gas leaks by opening the gas supply valve fully and apply a soap and water mix onto the hose and look for bubbles – if you see bubbles there is gas leaking out of your hose – turn off the gas immediately and have the leak repaired

- Check your grill for cleanliness and make sure no animals or bugs have crawled inside
- Don't allow fat and grease to build up this can cause a fire, start the season out with a clean slate

Now that your equipment is ready consider the following general safety tips:

- Propane tanks should be stored in an upright position, outdoors and not near the barbecue – if you are storing them on a balcony the City of Winnipeg by-law states that:

1) no more than two 20 lb. tanks are stored on any one balcony including the one attached to your barbecue

2) the balcony cannot be enclosed by screen or glass

3) Tank valves are not closer than 900 mm (3 feet) from any door or window that is lower than the valve

- Don't start your grill with the lid closed

*The City of Winnipeg by-laws permits the use of a barbecue on a balcony provided it uses electricity, propane or natural gas as a fuel source.*







- Use long handled tools to keep your hands as far away from the heat and flames as possible
- Don't wear long sleeves or baggy clothes that could catch on fire
- Do wear fire resistant mitts
- Only use your barbecue outdoors in a well ventilated area
- Keep combustible materials away from the barbecue
- Don't leave your barbecue unattended when it is lit
- Have a functioning and appropriate fire extinguisher on hand in case of emergency

If the risk of fire and carbon monoxide poisoning wasn't enough did you know that metal bristles on barbecue brushes can become loose over time and stick to the grill and then be transferred to your food and swallowed? You may want to consider cleaning your grill grates with a pumice stone or a wire mesh grill cleaning tool.

If you are going to use a steel or brass wire grill brush check it for bent and loose bristles and consider replacing it with a new one.

Many Condo unit owners barbecue on their balconies. The City of Winnipeg by-laws permits the use of a barbecue on a balcony provided it uses electricity, propane or natural gas as a fuel source. It is not permissible to use barbecues that use wood or charcoal briquettes for fuel on your deck or balcony. Your condominium may have its own rules around barbecue usage.

All of that being said, I'm looking forward to enjoying some home-made hamburgers and grilled salmon, not to mention grilled fruit and veggies!

If you'd like to read more about barbecue safety check out the following resources used in the preparation of this article. 🍁

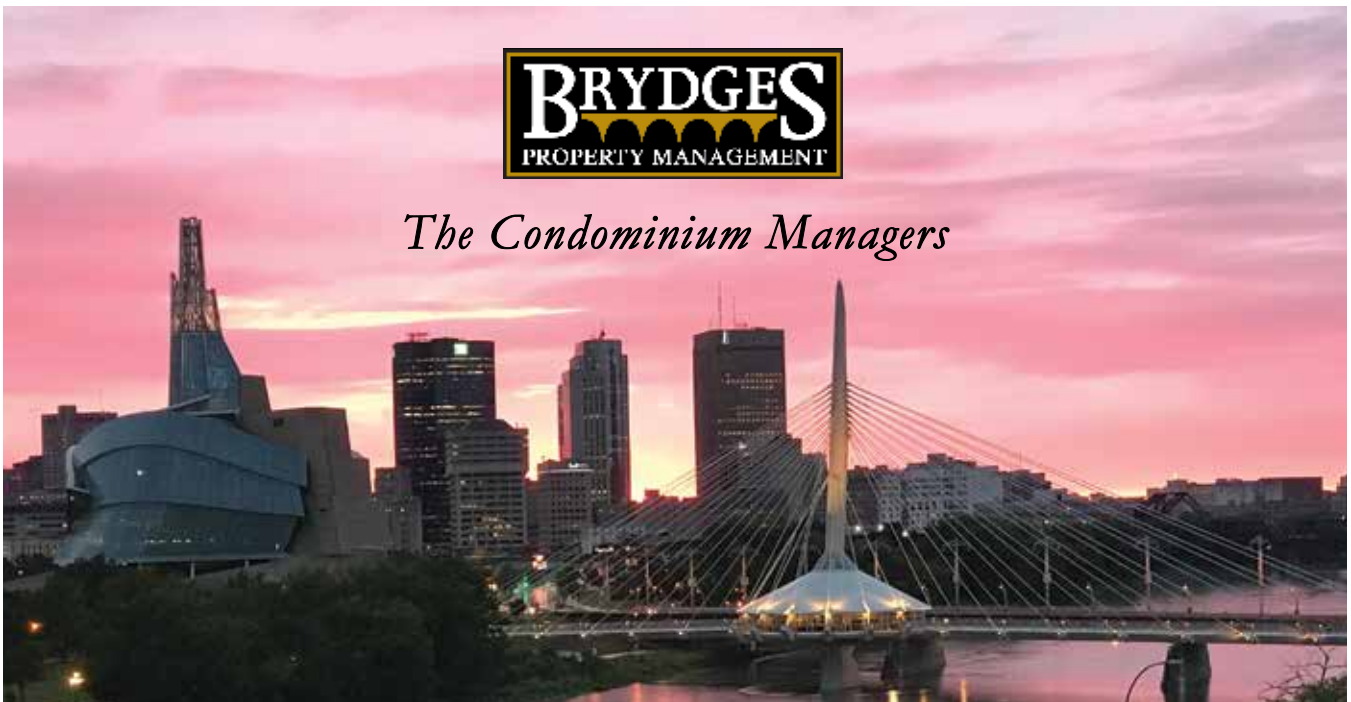
<https://www.canada.ca/en/health-canada/services/home-garden-safety/barbecue-safety.html#a1>

<http://www.winnipeg.ca/cms/bles/pns/pdfs/PortableBBQs.pdf>

<http://www.consumerreports.org/gas-grills/grill-brushes-surprising-risk/>



*The Condominium Managers*



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to your condo questions at:*

**Paul's Condo Corner [www.paulscondocorner.ca](http://www.paulscondocorner.ca)**

# WHY I ♥ MY CONDO



**CONDOMINIUM CORPORATION NO.:** WCC #619

**BUILDING NAME:** Rougeau Gardens

**ADDRESS:** 80 Rougeau Garden Drive

**CITY:** Winnipeg

**PROVINCE:** MB

**POSTAL CODE:** R2C 4R5

**CONDO BUILDING STYLE:** Townhouse

**YEAR BUILT:** 2010

**NUMBER OF UNITS:** 21

**MANAGEMENT COMPANY:** Schinkel Properties

## TELL US WHY YOU LOVE YOUR CONDO:

I love my Rougeau Gardens condo because of location, location, location! Only a short walk to Kildonan Place Mall, multiple grocery stores, restaurants, hardware stores, a liquor store, a butcher shop, and a transit hub. We are near enough to Regent Ave for the convenience but far enough away to avoid the noise. We are at the dead-end of a side street and back onto a City green space, so we can easily enjoy a quiet moment on our back decks. Our residents are friendly and sociable, and we share each other's company at our annual back yard BBQ.

*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://ccimanitoba.ca/resources/i-love-my-condo>. We are really looking forward to featuring your condo and getting to know you better!*



# MANAGEMENT MADE EASY



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Catherine Schellenberg .....	RE/MAX Professionals .....	catherineschellenberg@remax.net .....	204-477-0500

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Michael LaPorte, CRP, PRA, AACI, P. App. ....	NLD Consulting - Reserve Fund Advisors .....	mlaporte@reserveadvisors.ca .....	204-815-5280
Tom van Leeuwen, CRP .....	TVL Consulting Ltd. ....	tom@tvlconsulting.ca .....	204-691-7902

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HUB International Insurance ..... www.hubinternational.ca ..... 204-988-4800

Marsh Canada Limited ..... canada.marsh.com ..... 204-982-6515

Wyatt Dowling Insurance Brokers ..... www.wyattdowling.ca ..... 204-949-2600

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Astroid Management Ltd. .... www.astroidinfo.com ..... 204-338-4671

Brydges Property Management ..... www.brydgespm.com ..... 204-489-9510

Imperial Properties ..... www.imperialproperties.ca ..... 204-272-8799

Karma Property Management ..... karmaproperties.ca ..... 204-415-5712

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Red Door Property Management ..... www.reddoorproperties.ca ..... 204-505-1334

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Shelter Canadian Properties ..... www.scpl.com ..... 204-475-9090

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The Smith Agency ..... www.rentcanada.com/smith/ ..... 204-287-2872

Towers Realty Group ..... www.towersrealty.ca ..... 204-956-2739

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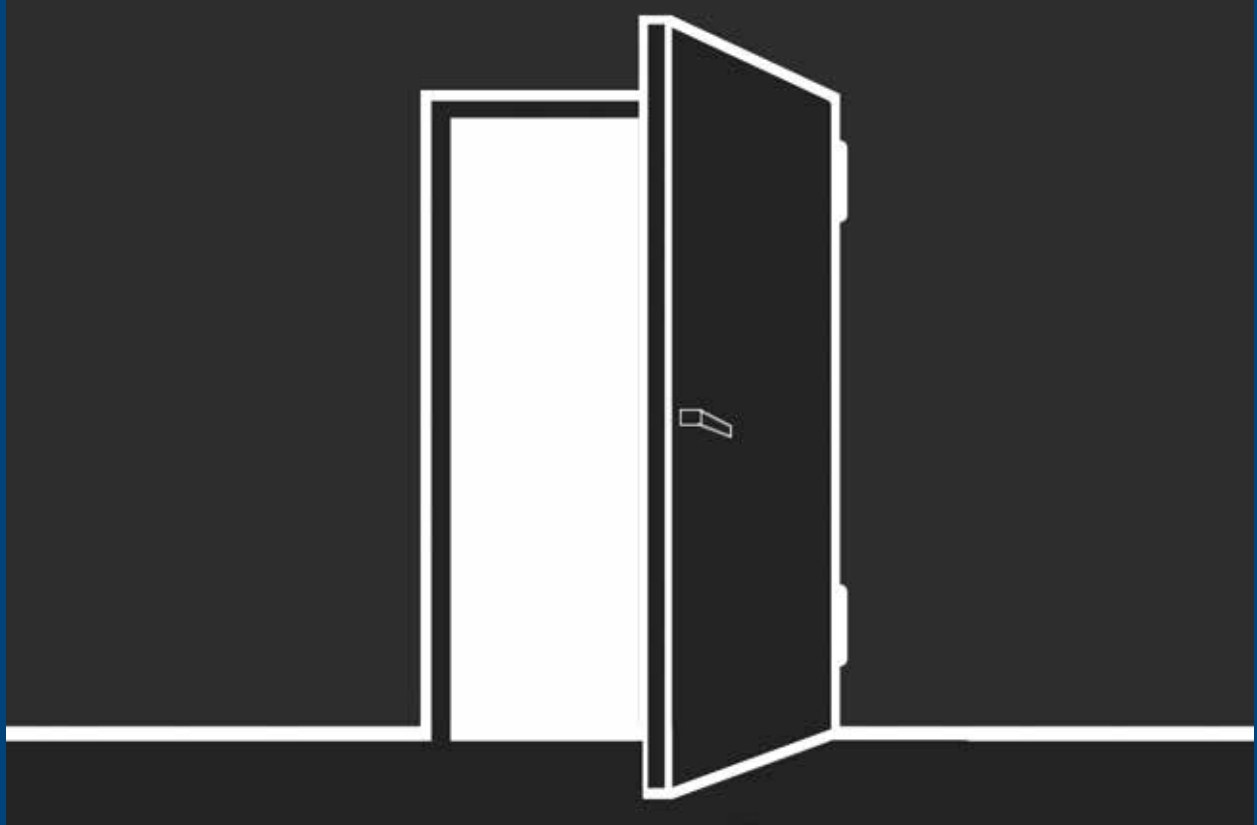
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- 9.** Do not ever let anyone in that you do not know.
- 8.** Ask for identification from all service and delivery people.
- 7.** Wait until the overhead parkade door closes before proceeding.
- 6.** Ensure that all doors are locked. Pull shut and lock the door.
- 5.** Keep sight lines open by pruning bushes and trees.
- 4.** Remove all valuables from your vehicle including fobs and openers.
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