

## April 2018 Newsletter



Lake lowered to prevent flooding 30 March 2018

### Highlights At Lakeshore Towers

**Annual General Meeting (AGM)** The AGM will be held **1:00 pm May 26, 2018 at the Penticton Convention Centre**. A strata-hosted **BBQ will follow at 5:00 pm** on our patio. See page 4 news about both functions.

**Pool and Spa Notes** The pool will open May long weekend. The hot tub is open 7:00 am – 11:00 pm. Ensure babies and toddlers wear proper swimming diapers as accidents mean costly and inconvenient pool/spa shutdown. Please replace the cover after you use the spa.

**Loading Zones:** The areas in front of the three building lobbies are designated 15-minute loading zones. (Believe it or not, cars have been left overnight in these areas.) Violators will be towed.

**Lobby of 75 Martin:** In the 2017 AGM budget there was a line item for improving 75 Martin Street entrance way in the budget.

A few owners have stepped forward to take on this project and have come up with the idea of replacing the old furniture and rug.

**P3 Lobby Fundraiser:** As the cost is little over the budget of 3500.00, they decided to raise the additional funds with a spaghetti dinner with door prizes and games. The tickets will be 10.00 and the fund raiser will be on April 20th at 5.30 in the wine room. They will have pictures of what they have planned to do at the dinner for all to see.

**Ribfest Volunteer Sign Up:** Potluck Dinner on April 21 6:00 p.m. in the Incola Room to sign up to Volunteer for this years Ribfest for more information contact Liz McLeod at [lmcleod5@hotmail.com](mailto:lmcleod5@hotmail.com)

**Wine Night:** Remember the second Friday of each month is Wine Night always a fun night out. Notices will be posted in elevator starts at 5:30 p.m. please bring appetizer to share!

**Spring Cleaning** Window cleaning will take place in the next three weeks.

**Insurance** For your peace of mind, contact your insurance agency to confirm you have deductible coverage for at least \$25,000 See article on page 4.

### Contact Information

#### *Onsite Strata Administration*

Strata KAS 2716  
1600-75 Martin St.  
Penticton, BC V2A 9C8  
778 476-5800

[admin@lakeshoretowers.ca](mailto:admin@lakeshoretowers.ca)

Office: 2<sup>nd</sup> Floor, Phase 3 Wine Room

Hours: 9:00am – 12:00pm (M-F)

Henry Widdows, Strata Manager

#### *Maintenance*

[Maintenance@lakeshoretowers.ca](mailto:Maintenance@lakeshoretowers.ca)

*Security, Noise, Suspicious Activity*  
Paul 250-462-9564

*Amenity and Guestroom Bookings*  
[www.lakeshoretowers.ca](http://www.lakeshoretowers.ca)

#### *Strata Council*

1600 75 Martin St. Penticton, BC V2A 9C8

David Arsenaault, President

Cliff Bristow, Vice President

Betty Bright, Treasurer

Ken Johnson, Secretary

Alec Rufiange, Director

Kerrie Irving, Director

Darrell Schneidmiller, Director

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## Pool Safety Begins with Us



*Buds about to burst on lakeside trees*

Summer is around the corner. Pool scheduled to open May long weekend. Once more we will enjoy time with neighbours, family and friends in the pool area.

Sadly, drowning in pools is a leading cause of accidental death for children under five. Canadian statistics tell us that children and young adults are the most likely to drown or be injured in pools. Of children who drown, most are left unsupervised. Young adults are more often injured while diving.

The Children's Safety Association of Canada states: "Never leave a child out of supervisory eye contact in or near a pool, not even for a second. There is no substitute for constant adult supervision. If you must leave the pool area, take your child with you." As well, children should not be allowed to crawl or walk on pool covers. Experts strongly caution parents to disallow "playful screaming for help which may mask a real emergency."

Red Cross guidelines apply to any pool situation:

1. Tell visitors pool rules. Don't assume they know.
2. Always supervise children, even those who swim.
3. Use personal flotation devices, not toys for support.
4. Encourage feet first entry into the pool.
5. Do not wear earplugs; they may add dangerous pressure when descending.
6. Know the location of safety equipment.
7. Alcohol and pools don't mix.

We each have a role to play in pool safety, obeying posted rules and ensuring the gate is closed. When we model safe pool behaviour, our children, grandchildren and guests are more likely to do so. We never want a tragedy to happen in our pool. More information: [www.safekid.org/drowning](http://www.safekid.org/drowning) and [www.redcross.ca](http://www.redcross.ca)

*Reminder: No glass or food in pool/hot tub area*

## Patio Etiquette Prevents Problems, Promotes Peace

As spring warms the air, we all spend time outside. Condo living relieves us from yard work giving us more time to enjoy patios and balconies, but it also means taking care to be thoughtful of neighbours.

An unfortunate lack of patio etiquette was noted last winter as cigarette butts are found on the 4<sup>th</sup>-floor patio level. Just a reminder that we are non-smoking strata (including balconies) and these actions can result in fines.

As we enjoy outdoor spaces throughout the complex, our neighbours appreciate our efforts to keep a peaceful environment. We all have windows near another's patio or deck or facing common property, so keeping music and conversation at reasonable volumes, controlling barbeque smoke and observing quiet hours are important.

Strata regulations state that residents are fully responsible for their guests' activities and behaviour on strata property. Many guests are not familiar with condos and may treat our property as a hotel rather than our home. Reminding guests of expectations and taking our late-night visiting inside our unit helps everyone. Also, we should encourage our guests

to use common areas with care; we also save strata funds for repair and cleaning. These efforts keep our strata fees lower.

In short, when it comes to patio etiquette: Observing strata rules is great but being courteous is priceless! Keeping a Peaceful Community

Even though we live in a well constructed sound-proofed building, condo living means occasional noise. What is acceptable depends on the level or type of noise, your tolerance for it, and the time of day. So, a resident may be willing to accept a neighbour's noisy patio chatter at dinner, a limit is reached when it continues late in the evening outside their bedroom window, and even more quickly if it's a workday. As one website writer states, "Condo-living can quickly turn sour if you have a stiletto-loving upstairs neighbour who does not take her shoes off." (Househunting.ca)



Common sense tells us how to reduce noise in our condos. Be aware of loud walking, with or without heels! Remove shoes and wear slippers. Note the level of sound emanating from your television or stereo, especially after the quiet time of 11:00 pm. Use personal earphones if you need a loud volume. Be careful about sliding chairs (lift instead) and use felt pads under furniture. Noise carries easily from hallways. Speak quietly in halls and ask your children and guests to do the same.

Penticton is a wonderful place for outdoor living, but noise on patios, in amenity rooms and outdoor pool and garden areas can carry, disturbing others. Please consider that while some of us are relaxing or on vacation, others are on a workday or shift schedules. Respecting neighbours means abiding by quiet times in all areas.

Canada Mortgage and Housing Corporation\* suggests these tips for dealing with unwanted noise in an apartment or condominium building:

- Get to know your neighbours. Politely tell them how their activities affect you. Discuss ways to reduce noise, such as laying down area carpets, moving stereo equipment away from shared walls or agreeing on reasonable hours for noisier activities.
- If you frequently experience unacceptable street noise contact a bylaw officer to learn about local noise regulations and enforcement policies.
- Inside your condo, consider adding more fabrics and upholstery to absorb sound. Caulk joints under baseboards. If possible open windows that open away from sources of noise.
- If serious noise problems persist, consult management for assistance or further investigation or monitoring.

Lakeshore has established rules to make our community a pleasant place to live. Most are common sense and are posted at [Lakeshorestrata.com](http://Lakeshorestrata.com) Remember; you are responsible for the behaviour of your children and guests. Remind them of your expectations. The loud noise that disturbs others will not be tolerated. Any Lakeshore resident has a right to call security when noise is beyond an acceptable level, especially during quiet hours.

Fortunately, we can avoid having to deal with infractions, penalties, and sleepless nights. We can create an active, fun, peaceful and calm community one decision at a time, just by respecting our neighbours.

## 2018 Annual General Meeting

Lakeshore residents gather in various ways during the year, but once a year we participate in an Annual General Meeting (AGM).

This year's AGM will open for registration at 1:00 pm May 26, 2018, at the Penticton Convention Centre. With the meeting beginning at 2:00 p.m.

Documents pertinent to the AGM will be mailed to owners in the next few weeks. The package includes a proxy form. If you can not attend the AGM, indicate the name of another owner to represent you at the meeting. Give the signed form to this individual. You can appoint a council member to represent your vote. Without your attendance at the AGM, your insights into the direction of our strata community will not be heard. Plan to be there and participate.

Each year's Annual General meeting brings owners together to:

1. Elect council members who take a leadership role in our community. These dedicated volunteers set policy and oversee its implementation in the strata.
2. Discuss and gain approval for the strata's annual budget.
3. Provide owners with key information about our community, issues and directions.
4. Bring forward resolutions for discussion and possible approval. New draft resolutions will be presented regarding parking, rental of condos and strata insurance.

An important part of the AGM is the election of the council. Our council draws on a wide range of skills, talents and experiences. It's helpful if members reside at Lakeshore and have computer access. Consider letting your name stand for election. To do so, contact [admin@lakeshoretowers.ca](mailto:admin@lakeshoretowers.ca) or let any council member know of your intention.

Mark your calendar and we'll see you at the AGM!



*Early Spring Flowers in Penticton*

*You and your family are invited!*

*Lakeshore  
Towers BBQ*

*May 26, 5:00 pm*

*Join your neighbours in a casual (strata sponsored) BBQ on our beautiful lakeside patio. Pool will be open! Burgers, hot dogs, salad and non-alcoholic beverages will be served.*

*Contact strata office to pick up food tickets before May 23<sup>rd</sup> 2018.*

*Open to residents only*

## What Insurance Coverage Should I Have for My Condo?

John Thomas

I often find buying condominium insurance confusing. The Strata Corporation insures the building, so what do I need to insure? Well, it can leave you with questions, so here are the basics we need to know.

First, the condominium corporation (strata) covers items that are part of the building including components that were part of the “original construction”. Don’t let your insurer convince you that you need to carry replacement value coverage for the construction of your unit!

Things you may wish to address through personal insurance include:

- upgrades you have made to flooring or internal fixtures which are above the quality/cost of original construction
- Personal items; such as furniture, clothing, artwork, jewellery etc.
- Personal liability; for injuries to visitors to your home.

Last but very important – you are liable for damage you may inadvertently cause to neighbours’ properties. This bears further thought as it is very common to have significant damage from water leakage. Washing machine hoses are a big contributor but think about leaking toilets and sinks. In the case of water escapement from your condo, at the very least you will be responsible for the deductible on the strata’s insurance (currently it is \$25,000) and possibly for the entire cost. It’s wise to specifically confirm with your agent that your liability coverage addresses these issues.

## Meet Your New Staff



**Harry** is a “Red Seal” electrician and has many years of experience in the field. He has already proven his value. Most recently, he installed a new sump pump in the elevator shaft of 100 Lakeshore to manage any seepage into this area in the event of high water levels, as experienced last year.

**Colleen** is a very experienced cleaner working for care facilities before coming to our community. She has been a long time resident of Penticton working for many years at the dry cleaners that once occupied the City of Penticton parking lot. (Star Cleaners)

**Harry** is an experienced HVAC worker with over 15 years experience working for his fathers local heating and cooling business here in Penticton. (Central Heating & Cooling) He has been a key person to oversee some of the projects currently underway. He took the lead in the issue on the 2<sup>nd</sup> floor 100 Lakeshore with water damage from cooling pipes located inside the ceiling

## Fundraiser Spaghetti Dinner

When: April 20, 2018 @ 5:30pm

Where: Incola Room

Come out and support your lobby committee in raising money to complete the phase 3 lobby update.

\$10 gets you a spaghetti dinner with meat and or veggie sauce, garlic bread and Caesar salad and one entry into the door prize.

Please bring extra cash to play games for a chance to win wine and spirits.

Please purchase your tickets for the event from the strata office before April 18, 2018.

## Town Hall Meeting

This past year our council hosted a town hall meeting, and due to the success, we have decided to do it again! Mark your calendars for June 10<sup>th</sup> 2018 in the wine room at 3:30 pm. Meet your newly appointed council members, and let's talk about relevant issues in our complex.

## Spring Clean up

Join your neighbours the day after the AGM to help spruce up our home. Meet May 27<sup>th</sup> 10 a.m. in the Incola room to sign up for a cleaning project. The cleaning will be followed by a BBQ dinner for all volunteers at 5:30 p.m.

## Managers Report

As some have noticed, a large scale repair project has just completed on the second floor of 100 Lakeshore. What we discovered was the insulation on the chill water supply lines was not adequate. This caused condensation to take place which rusts the pipes and damages the drywall ceilings.

Thanks to Arc West, specialising in pipe insulation we have successfully insulated the pipes using fibreglass insulation vs the original material which was similar to a pool noodle held together with tape and was not resilient with time.

We now know the costs of any other floors that will need repair as the current insulation on those floors starts to fail. We will move forward with the repairs as needed.

Hot water pressure reduction valves over the past year have failed in both 160 Lakeshore and 75 Martin at significant costs to the strata.

What causes them to fail? It is a predictable failure due to cavitation (high pressure, fast moving bubbles) within the valve. To see a demonstration of this see: <https://youtu.be/gRsvO4Gpnf0>

## Condensate Neutralizer Install 100 Lakeshore

An upcoming project at 100 Lakeshore only.

Kimco observed damage to our drain lines caused by acidic water. Nutrilizers will be installed on each furnace to prevent further damage from occurring. Current building code requires these devices.

April 10, 11 & 12<sup>th</sup> access to all suites in the 100 Lakeshore building only. Please arrange with the office if you will not be home. To learn more about this see: <https://youtu.be/1W8nBi5P0Xk>