

Strata Administration

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

admin@lakeshoretowers.ca

Office: 2nd Floor, Phase 3 Wine Room

Hours:

Monday, Wed, Friday 9-5

Tuesday and Thursday 9-12

Henry Widdows, Strata

Manager

Maintenance:

maintenance@lakeshoretowers.ca

Amenity and Guestroom bookings

www.lakeshotetowers.ca

Security on site:

Paul 250-462-9564

Security at Gyro Park:

David Smith 250-486-2172

City Bylaw 250-490-2334

AGM & BBQ Page 2

Presidents Letter Page 2

Pool Rules Page 3

Wine Night Page 3

Cannabis Article Page 4

Information Page 5



News at Lakeshore

- Town Hall Meeting on Saturday, September 29, 2018 at 2:00 p.m. in the Wine Room.
- With the recent Phase 1 Elevator closure, many people stepped up and helped their neighbors, Residents in Phase 1 were very understanding and patient. Thank you to everyone involved and a special thank you to the office for their continuous updates.
- New City Parking Passes for Churchill Street – resolution passed at AGM

Limit one permit for each Unit, and has a maximum of 7 days. Consecutive permits are not allowed, failure to return permit will result in a fee of \$100.00
- Spaghetti Dinner was a success for the Phase 3 lobby we exceeded expectations. The new furniture has arrived please take a minute and come by to view it. Thanks to everyone that participated in this and a special thank you to Pat Meyer, Diane Monych and Clare McCartney
- Knitting group on Monday Night, starting in the Fall. Contact is Betty@lakeshoretowers.ca
- Do you play an instrument or sing? Interested in joining your neighbours for a jam session, open mike or a Karaoke night. Contact John for more details at jjtpenticton@gmail.com
- Vent cleaning starting in September

Many thanks to those who served on council last year:

David Arsenault, President
Cliff Bristow, Vice-President
Betty Bright, Treasurer
Ken Johnson, Secretary
Kerrie Irving, Director
Alec Ruffianed, Director
Darrell Schneidmiller, Director

A warm welcome to new and returning council members!

Strata Council

David Arsenault, President
Cliff Bristow, Vice-President
Betty Bright, Treasurer
Ken Johnson, Secretary
Kerrie Irving, Director
Alec Ruffiange, Director
Joanne Fraser, Director

Please remember we are all volunteers

Annual General Meeting and Post AGM BBQ a Hit!

It was clear that everyone involved put much preparation into the May 26th Annual General Meeting (AGM). One hundred and twenty-five owners (36 by proxy) attended noted a very full agenda. With so much business to take care of, chair and strata president David Arsenault accomplished it in a pleasant, organized and good humored way. Thank you, David for your leadership and commitment to the strata.

Not just at AGM time, but throughout the year, our hard working council and Strata Manager, Henry Widdows work together on behalf of all owners. Thanks to all of you!

If you missed the AGM, complete minutes can be found posted under Lakeshore towers.ca

Although showers threatened 100 gathered for a post AGM BBQ on our patio.

Thank you to Betty and Linda for organizing the bbq

and all of the other volunteers who helped setup and clean up and of course our cooks.

David Arsenault Strata President

As this is our first newsletter after the AGM, I would like to thank all those residents who attended the AGM and those who submitted their proxies to let their voices be heard. I would also like to thank those individuals that let their names stand for another year on your council. At this time, I would also like to welcome our newest member to council -Joanne Fraser- and look forward to her input into our community's.

The management of such a large facility with so many moving parts is an undaunting task. As a council we always try to move forward with the best interests of all owners in mind. While council may not please everyone we always work towards making our community the best place to live in the valley. We are fortunate to have a hands-on council as well as supportive and capable management team in place, to make our strata community a great place to live.

I would also like to thank the so many unsung heroes in our community that step forward to help out on a consistent basis on committees, cleaning and organizing social events. In 2017 we held a Town Hall meeting this was the first one we have had in a few years. We received a lot of positive feedback from this event and as such we believe that we should move forward again to host another event this year. While we apologize in changing the date once we will host another event in 2018. The date for the next Town Hall meeting is **Saturday September 29, 2018 at 2:00 pm in the wine room**. Notices will be given to you in advance.

All the Best!

David H. Arsenault
Strata KAS 2716
President

Lakeshore Towers KAS2716
1600 - 75 Martin Street
Penticton, B.C.
V2A 9C8



Pool Rules that we may have forgotten:

1. No glass or food by the pool.
2. Children 12 and under **MUST be supervised by an ADULT in the pool area.**
3. You must be a guest of a resident to be using the pool.
4. DO NOT just give out your fobs to friends to use the pool, this pool is for the enjoyment of residents and their guests that visit them.
5. Please be respectful of other people trying to enjoy their quiet time.
6. **PLEASE DRY OFF BEFORE GOING TO THE ELEVATORS. THE WATER LEFT IN THE ELEVATOR IS A HEALTH AND SAFETY ISSUE. DON'T DRIP ALL THE WAY DOWN THE HALLWAYS AND ELEVATOR. THIS ONE IS COMMON SENSE.**
7. No Peeing in the pool or hot tub – that goes without saying.
8. Go over these rules with your guests and remember please do not lend your fobs out to your friends to use at anytime, this limits the enjoyment of residents to have access to the pool and chairs.

UPCOMING EVENTS IN PENTICTON

Rotary Wheels Car Show August 4th
Peachfest August 8 – 12th
Dragon Boat Festival September 8 – 12th

For live music, see upcoming events at the Dream Café check the website @ thedreamcafe.ca

Next Wine Night –

Black Widow Winery

August 10th at 6:00 p.m.

Deep Roots Winery

September 14th at 5:30 p.m.

Cannery and Wine Crush

October 12th at 5:30 p.m.

The Wine Night is always a great night to get together and meet your neighbours.

Bring an appy and an extra bottle of wine and enjoy the wine tasting and the good company.



CANNABIS LEGISLATION AND YOUR CONDO

The new cannabis legislation in Canada will come into effect in the Fall of 2018. As part of this law, not only will possession and consumption be legal, but also individuals will be allowed to grow up to four plants in their personal residences.

There have been questions raised within the condominium industry as to the implications the new legislation will have on condominiums. The new legislation raises concern as to whether challenges could arise under the Human Rights Act for condominiums that have bylaws preventing people from smoking marijuana in their units.

The issue with marijuana in condos is not the effects of the drug per se, but the smoke and smell associated with it. It causes a nuisance to other owners. Marijuana grow-operations pose similar problems, plants can create a significant odor when they are budding. Lastly, cultivators often create a hot and humid environment to encourage fast growth, leading to concern of mold and increased utility bills.

Despite these concerns we don't anticipate Condominium Corporations will have serious issues. Here are the reasons why.

1. To prevent growing and smoking of marijuana in a unit, Condo Corporations will no longer be able to rely on the prohibition found in most Bylaws against doing something illegal in a unit but there are other Bylaw provisions that can be relied upon.
2. Many condos bylaws, however, still prohibit individuals from smoking on common property. This applies to marijuana in the same way it does tobacco.
3. There is a recommendation to amend bylaws to prohibit unit owners from growing marijuana plants. However, even bylaws that do not have this provision have other sections, which can be relied upon. The most applicable provision is the prohibition commonly found in bylaws against an occupant doing anything, which would void the insurance of the Corporation or increase premiums. It is common language in condominium insurance policies that coverage is void if you have a grow operation, and there is no reason to believe that will change with the passing of the new law.

The other issue that is often raised is that of Human rights. The use of marijuana to treat medical conditions is on the rise and will continue to increase once recreational use is legalized. There is every reason to believe that this will fail as there is no compelling reason why a resident who requires marijuana for medical purposes cannot smoke off premises, as well there is also a number of edible products available.

In summary, although it is difficult to predict what sort of growing pains society and condos in particular, might have as a result of the changes in the law, I do not think it presents any significant legal difficulties for condo owners and their Boards.

Boards will be prudent to examine the Bylaws and make sure they properly reflect the choices of the community now that the prohibition against doing anything illegal in one unit will not apply to smoking or growing marijuana. If an issue does arise, Boards should feel confident enforcing their "no smoking" bylaws, and if challenged under Human Rights, Boards should propose edibles and vaping as alternate modes of consumption.

Children under 16 are not permitted in the amenity rooms without an adult.

Pets are not permitted in common areas such as amenity rooms.....and that means even the little good behaved dogs. No animals at all. There also cameras in the elevator so we will see you if you don't clean up after your animals.

Please remember that lawns are available for various games and we encourage owners to enjoy our green lawn. Bocce anyone?

Please remember to clear up your parking space. You can park your car, motorcycle, bicycle, your shopping baskets or boat. That is it!!

As summer is here we all spend time outside. Please remember that there is no smoking on our balconies and we need to be considerate of your neighbours at night, noise travels, please keep it down. You could possibly get a fine up to \$200.00 if you are too noisy at night after 11:00 p.m.

Please do not let anyone in the front door unless they live here.

With the robbery last week in the underground parking lot, it highlights the importance to make sure the gates are down before you proceed forward in the parking garage. If the gates do not close, please notify the office immediately. If it is after office hours please call Paul (on call) 250-462-9564.

Strata Council deliberates carefully when making rules that benefit the Strata as a whole. Everyone has special circumstances, but Strata rules are carefully developed to be fair and reasonable for us all to live with.and don't forget we vote to approve these things at our AGM.

The Lakeshore Community is developing well as a wonderful place where we can enjoy our entire space together. Knowing and paying attention to the rules and bylaws is really about being considerate of our neighbors.

Why do I love living here?

- the community spirit
- the amenity rooms and open areas and the pool
- the lifestyle of being able to lock and leave and feel everything is safe
- the activities (especially wine night) and the fact we get to know our neighbours
- the location to Saturday's Market, beach, restaurants

What would you like to see in the Newsletter?

Let us know if you have any news or events you want reported; also, any ideas you would like to see in the Newsletter, please contact council@lakeshoretowers.ca