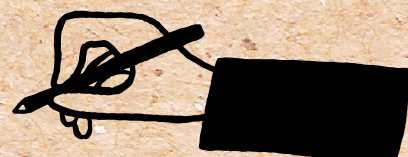


# Strata FAQ List 2024

Welcome to 118 Aldersmith Place. Strata life comes with a set of responsibilities we all commit to following. Please make sure you familiarize yourself with the strata bylaws available at [www.118aldersmith.com](http://www.118aldersmith.com). The following is a summary of some of the more common questions new owners have when moving in.

## What is strata council?

Strata council is comprised of owners elected to direct the management of the financial and physical affairs of our strata including the enforcement of bylaws and rules. A representative from Brown Bros Property Management works with the council. The names and contact information of current council members can be found in the monthly strata minutes.



## What is the difference between the property manager and the strata council?

The property manager acts as an agent of the Strata Corporation and assists the Strata Council in managing the business affairs of the strata as well as the administration of the common property and assets at the direction of the Strata Council. This assistance includes all obligations required to be performed by the Strata Corporation pursuant to the Act and agreements entered into between the Strata Corporation and any other person, firm or corporation in respect of the business affairs of the Strata Corporation. Furthermore, the property manager makes and receives payments at the direction of the Strata Council and maintains the financial records of the strata.

## What are my strata fees paying for?

Each year the strata AGM is held whereby the proposed annual budget is presented. The budget determines your portion of strata fees for your strata lot. Your fees go towards insurance, strata management, repair and maintenance of common property, gardening for common property and the contingency reserve fund (savings plan for major repairs).

## Do I need to carry insurance on my unit?

It is highly recommended. Strata council is required to insure all the buildings in the property. This does not cover your personal property inside your unit so it is advised you speak with an insurance agent to see what insurance coverage you require.



## Can I change the exterior of my unit?

The exterior of your strata lot is common property and is therefore managed through the strata council. Any changes to the exterior must be approved by the strata council. There is an alteration form available on the website that must be filled out and submitted to council. Council will review at the following meeting.



## What is common property vs limited common property?

Within the complex, each owner's strata lot is basically the building they live in. 'Common property' is that part of the land and buildings shown on a strata plan that is not part of a strata lot. However, there is property adjacent to the strata lot that has been designated as 'limited common property' which means common property designated for the exclusive use of the owner of the strata lot, such as patios, decks or walkways. Our bylaws require owners to maintain their limited common property.



## Are there any procedures I need to follow if I renovate my unit?

An owner must obtain the approval of the Strata Corporation if the renovation includes any structural parts of the building, which possibly includes interior walls. If there is any doubt, seek a determination from the Strata Council before engaging tradespeople.

## Something outside my unit needs repairing, what do I do?

Please advise a strata council member or the property manager at Brown Bros. The contact information for all the council members and the Brown Bros representative can be found at the bottom of your monthly strata minutes.

## Can I park my second vehicle in the visitor parking?

Visitor parking is there for visitor usage. Owners are not to use these spots for their own personal use.

## What if I have a problem with my neighbour?

If you think a neighbour has violated a strata by-law, before submitting a complaint to council, approach your neighbour and respectfully discuss your concerns with them first. Most times issues can be resolved with a conversation. Only if you feel you did not accomplish anything by discussion should you write a letter to council expressing your concerns.

## Am I permitted to have pets?

Yes, however, you can have no more than two pets.

## If I decide to move a tenant into my unit, do I have to provide the strata council with details of the tenancy?

An owner who arranges to rent his/her unit becomes a landlord and is required to give the strata corporation a copy of the 'Notice of Tenant's Responsibilities' (Form K) signed by the tenant within two weeks of the rental. The Strata Council requires the contact information for the tenant in order to provide any urgent or safety notifications.

## Can I attend a Council Meeting?

Any owner can attend a council meeting as an observer but may not remain if an agenda item involves a bylaw contravention or other matters that council believes would interfere with an individual's privacy. An owner may request a hearing at a meeting provided the request is made in writing, email or otherwise, and the request contains the reason for the hearing.

## If I don't like how the strata is run, how do I make changes?

Get involved. Go to the Annual General Meeting and let your name stand for strata council.

If you have any questions about the strata bylaws or rules, feel free to ask a council member who will happily help you find the answer.