

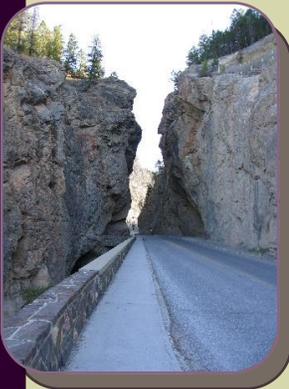


# The Peaks

OWNERS' NEWSLETTER



JULY 2018



## Maintenance Reporting

As with any property, maintenance and repairs are an ongoing operation at the Peaks. One of the ways that Strata staff identify issues in our buildings and on site is through owner participation.

If you see something that is in need of repair or attention by Strata staff, please let the Strata know. You can reach staff by emailing at

[stratacorp@radiumpeaks.com](mailto:stratacorp@radiumpeaks.com) or by calling (866) 364-7424.

By reporting maintenance issues when you see them, you can help us to address issues more quickly and, in some cases, before more serious issues can occur.

Thank you!



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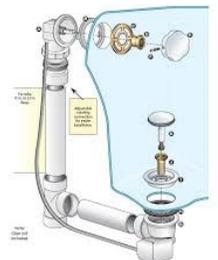
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## Condo Upkeep: Tub Overflow

A bathtub drain is divided into two parts—the main drain and the overflow. The main drain is at the bottom of the tub and the overflow is a few inches below the rim. Both drains are connected to tubes which meet beneath the bathtub and merge into a single pipe.

If the main drain is stoppered while the water is left on, water will keep building up in the tub until it reaches the overflow. Because the overflow does not have a stopper, the water will start to drain from it while it is still several inches below the rim of the tub. Assuming that the pipes are not clogged and can drain faster than the faucet provides water, the overflow will keep the water level a few inches below the tub's rim, preventing the water from pouring onto the floor.

On most of the Peaks' bathtubs, the overflow has a circular cover on it, with holes located on the underside to allow drainage. Sometimes, an overflow may not keep up with the faucet, and water can rise above the overflow. The cover on the overflow can also be turned, and the holes that allow water to drain and prevent flooding are not where they should be. It is a good idea to check the overflow on your bathtubs to ensure they are functioning correctly. Ensure that the cap or cover is positioned correctly so that the drainage holes are pointing down, and that the overflow drain is keeping up with the rate of water from the tap. A simple check can prevent a possible flood and water damage to your unit and others.



# Recycling and Waste Disposal

We have two buildings for disposal of household waste and recycling. Both the east (near Poplar) and west (near Willow) buildings contain green bins for waste as well as bins for bottles and cans. The east building contains a yellow bin for recycling. Please consult the lists below for acceptable items to recycle.

Summer time is a busy time at the Peaks so sometimes you may find that the waste bin is full. If this happens, please check the other building's bin.

If the yellow recycle bin is full, there is another bin located in the alleyway behind the coffee shop and candy

store on the main street in Radium.

If you have larger items to dispose of, the Columbia Valley Landfill is open 9 am to 6 pm seven days a week. It is located on Windermere Loop Road. Please do not put items such as appliances, renovation materials, or toxic substances in our bins. Those items need to be taken to the landfill.

There is a glass recycling bin located at the Radium Liquor Store.

Garbage bins and the recycle bin are scheduled for weekly pickup either on Friday or Monday, unless it is a holiday Monday.



## THE RDEK'S YELLOW BIN PROGRAM

The RDEK's recycling program is known as the "Yellow Bin Program."

Only the products outlined below can be recycled in the yellow bins. All the other products outlined in this flyer are part of Provincial Product Stewardship Programs, which are totally separate from the RDEK's Yellow Bin Program.

The yellow recycling bins (like the one pictured here) and Invermere's curbside recycling program accept the following:

- **Paper** — all mixed paper (such as newspaper, magazines, phone books, brochures, books, envelopes)
- **Cardboard** — all types of cardboard. Exception: Cardboard covered in wax (for example milk cartons) or soiled with food or grease (like pizza boxes) cannot be recycled and must go in the garbage
- **Tin and aluminum cans** — food and beverage cans; labels off, rinse well
- **Plastics**—Grocery bags and household plastic with the number 1, 2, 3, 4, 5 or 6 on it. Plastics must be rinsed and every item must have a number on it. **No** Styrofoam—even though it will be marked a #6—we do not accept.



## PLASTICS

### ACCEPTED PLASTICS:

- Grocery bags
- Household plastics #1- #6

### NOT ACCEPTED:

- Styrofoam (even though it's a #6, it cannot go in the yellow bins)
- #7 plastics
- Unmarked plastics (if it has no number, it goes in the garbage. It cannot be recycled).
- Plastic film, saran wrap, etc.

### PLEASE REMEMBER:

Plastics **MUST** be clean. If plastic isn't well rinsed, it should go in the garbage (putting it in the recycling bin can contaminate the whole load).

All Garbage — including receipts — **MUST** be removed from plastic bags.

## GLASS

Glass goes in yellow bins marked **GLASS ONLY**.

### ACCEPTED GLASS:

- Food grade glass—jam, pickle, salsa, baby food, olive oil jars, etc (any container that holds food or beverages). Must be rinsed, lids off

### NOT ACCEPTED:

- Dishes or drinking glasses of any type (clear glass, pyrex, ceramics).
- Window or picture glass
- Light bulbs
- Decorative glass (candle holders)

Glass bin locations: Columbia Valley Landfill, Edgewater Transfer Station, Fairmont Transfer Station, Invermere Industrial Park, Invermere Bottle Depot, Radium Liquor Store

# Safety Moment: Parking

The parking lot at the Peaks gets busy in the summer. It is important that both drivers and pedestrians pay careful attention in the lot and parkades to keep everyone safe.

## Watch your speed

The Peaks has many families visiting and living in the condos. Small children are difficult to see, and can forget the dangers of moving vehicles. Please use caution when operating a motor vehicle in the lot and or parkades.

## Obey all signs

Please take care to ensure you are parked in a designated spot. In the parkades, spots are assigned. Above ground

parking is unassigned aside from the handicap parking spaces. Be aware of designated fire lanes. It is for everyone's safety that fire lanes remain clear.

## Park in stalls only

Parking is not permitted along the edges of the driveways. Please ensure that your vehicle is not encroaching on our green spaces. Parking on grassy areas kills our lawn.

## No trailers in the parking lot

As part of our bylaws, owners are not permitted to have attached or detached trailers parked in the above-ground lot.

## Forward park in stalls near buildings

Backing into stalls within 8 meters of

doors or windows is prohibited as it affects fresh air intake to the units.

## Keep guests informed

If you have guests, visitors or renters coming, please advise them of the parking bylaws, as well as the need for caution with respect to speed.

Thank you for being courteous and observing our parking bylaws.



## Upcoming Events

### The Peaks:

July 7 at 1:00pm Board meeting

### Radium:

Wednesdays, 7:00-8:15 pm Gentle, Therapeutic Yoga session, Adults \$20 or \$150 for 10 sessions. Seniors (60+) by donation, kids under 12: free. Wellness Workshop HQ, Radium Plaza

Thursdays: Karaoke at the Horsethief Creek Pub

Fridays: Market and Music on Main

July 3: Property taxes due

### Columbia Valley:

July 5-8: Horsethief Hideout Memorial Rally in Invermere

July 6-8: Steamboat Music Festival in Edgewater

July 8: Invermere Heart of the Rockies athletic events

July 20 5:00-11:00pm: Bull Riding in the Rockies in Invermere

July 3-August 28: Book camp for gr. 4-7 students at Invermere library

Invermere & Fairmont Farmer's Market: Details can be found [here](#).

### Kimberley:

July 20-22: Kimberley Julyfest

### Golden:

July 27-August 6: Willi XC Challenge –hang gliding and paragliding events



## Animal Awareness

Radium offers many rich outdoor experiences. One of the great parts of our beautiful village is the exposure to wildlife.

That exposure means that we need to be vigilant in maintaining a strong awareness of wildlife.

### Garbage

Please take an extra minute when accessing our buildings, especially

the garbage units, that the doors are shut properly. Wild animals such as bears, skunks and birds can be tempted by the odor of refuse.

### Dogs

Take care to ensure your dogs are leashed when you walk them, even in our dog area. Many dogs are unable to avoid the temptation of pursuing wildlife, putting the wild

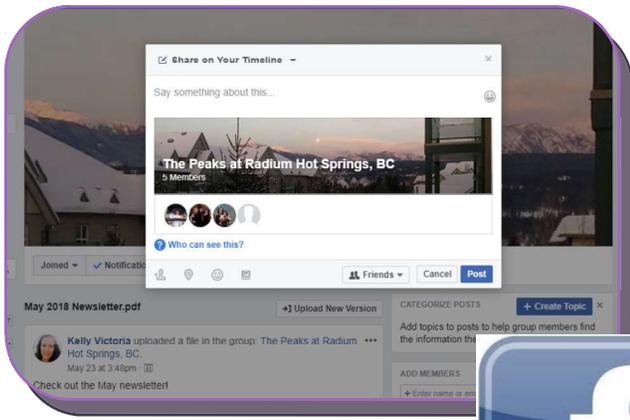
animal and your pet at risk for injury.

### Children

Talk to your children about the precautions they should take when encountering animals. Ensure they understand the dangers of approaching wildlife.

For more information, visit [BC Parks Wildlife Safety](#).





Let's Get Together!  
**Owners are now  
connecting on  
facebook**

Search  
**"The Peaks at Radium BC"**

(Not an initiative or means of communication  
of the Strata Corp / Strata Board)

Use facebook as a way to connect for social outings or other happenings. Going for a hike, to the beach or for an ATV ride and want company? This is a way to get in touch with other Owners like you!

## Important Contacts

### Emergencies

Please contact 911

### Urgencies

In situations where damage to common or private property is imminent or occurring, such as flooding or water infiltration, contact the Strata Corp.

(866) 364-7424

### BC Drug and Poison Information Centre

(800) 597-8911

### Disturbances/Noise Complaints

For intervention in a disturbance, contact local RCMP.

(250) 342-9292

To report a rule or bylaw contravention, refer to the Strata Corp. contact information below.

### Rule and Bylaw Contravention Complaints

Formal complaints can be submitted by email or by phone to the Strata Corp. Please include your full name, building and unit number along with a detailed description of the complaint. The Strata Corp. must follow process as outlined in the Strata Property Act.

### General Inquiries

For general inquiries, to report maintenance concerns etc. contact the Strata Corp.

stratacorp@radiumpeaks.com

(866) 364-7424

IMPORTANT INFORMATION FOR BOTH THE PUBLIC AND OWNERS CAN BE ACCESSED THROUGH THE STRATA CORP. WEBSITE

[www.radiumpeaks.com](http://www.radiumpeaks.com)