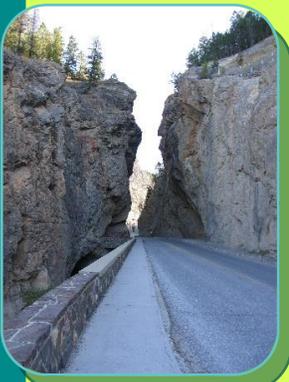




# The Peaks

OWNERS' NEWSLETTER

AUGUST 2018



## Maintenance: Birch Door Repairs

As was mentioned in last month's newsletter, our staff is hard at work prioritizing and working through repairs and maintenance at The Peaks.

This past month, there was an issue with the door to the Birch underground parking. The door was repaired quickly upon discovery by Strata staff and the door is operational again.

Unfortunately we cannot be everywhere at once, and by notifying us of an issue such as the Birch garage door malfunction through the appropriate channels we can initiate action sooner rather than later.

We can be contacted by phone at (866) 364-7424 or email to [stratacorp@radiumpeaks.com](mailto:stratacorp@radiumpeaks.com). Thank you!



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## How do I contact other owners?

We have had some requests from owners inquiring about advertising in the newsletter for things like extra parking spaces in the underground parking areas.

We are so pleased that people are reading the newsletter and keeping abreast of events at The Peaks. We would like to keep the newsletter for communication from the Strata Board.

If you have items that you want to ensure owners are aware of (get-togethers, inquiries about extra parking spaces, etc.) your best place to advertise is on the Facebook owners' page. The contact information is on the back page of the newsletter.

Thanks!

# Common Property Alterations



*"You are not IN  
the mountains  
The mountains are  
in YOU"  
-John Muir*



Please remember,  
there is no reverse  
stall parking in front  
of the balconies or  
within 8 meters of a  
door or window.



Areas that owners have exclusive rights to that fall outside of their condo unit are called limited common property. These areas include the unit doors, balconies and underground parking stalls.

Areas that owners have rights to use along with all the other owners are called common property and include the hallways, elevators, amenities building, pool, parking lot and waste disposal buildings.

In order for an owner to make changes to either limited com-

mon property or common property, approval must first be obtained from the Strata Board. According to the BC Strata Property Act:

*-An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.*

*-The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the*

*alteration.*

All requests for alteration are brought to the next Board meeting and submitted for a vote of approval. Some of the things the board considers upon receiving requests are building codes, owner safety and any liabilities to the Strata.

Please ensure that before altering limited common property or common property, you submit a request using the application form on the Peaks website found [here](#).

## CHOA Registration

In the fall session for the Condominium Homeowners Association of BC, the education program will focus on "Puffing, Procedures & Policy".

Highlights will include:

- regulation of marijuana, smoking, BBQs, and odours
- legal updates on short-term rentals and rental bylaws

- record keeping
- general meetings: AGMs, SGMs

The session will be held at the St. Eugene Golf Course on Wednesday, October 10.

If any owners would like to attend the session, they can sign up to attend through the Strata email [stratacorp@radiumpeaks.com](mailto:stratacorp@radiumpeaks.com).



Space is limited so please let us know by September 1st if you want to attend. Owners will be responsible to pay their registration fee, but by registering through the Strata, your fee is reduced from \$60 to \$30.

## Our New Custodian!

The Peaks would like to welcome a new member of staff, September Fleury. September has been working as the custodian at the Peaks for a month now.

September says she is glad to be working at the Peaks and looks forward to meeting the people who reside here.

She welcomes the chance

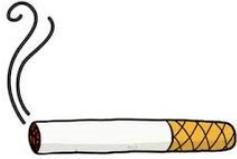
to speak to residents and visitors anytime.

Welcome, September!



# Safety Moment: Smoking & Cigarette Butts

Summer is a time for heightened awareness for fire safety. One of the areas that owners, tenants and their guests need to be vigilant about is smoking on balconies and other open areas.



## Be courteous on balconies

If you are smoking on your balcony, please ensure that you dispose of your cigarette butts in a fire-proof container. Please do not use flower pots or plants for disposal. This has led to building fires elsewhere. Throwing butts off the side

of the balcony is not an acceptable disposal method. Lit cigarettes are a fire hazard and with the increased risk in the summer months, can easily spark a fire on the Peaks' grounds or in the surrounding woods.

It is also possible for cigarette butts and embers to be carried onto other balconies, when tossed away. This can cause damage to patios, as well as create a fire risk for the building.

## Obey all signs

Please take care to smoke in designated smoking areas. Stairwells, and other common areas inside the buildings are equipped with smoke detectors. The fire alarms will sound if you smoke in those

areas, resulting in the building being evacuated.

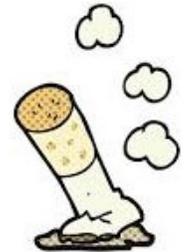
## Prohibited Areas

Smoking is prohibited in the amenities building, pool area, hallways, and elevators.

## Keep guests informed

If you have guests, visitors or renters coming, please advise them of the smoking rules, as well as the need for caution with respect to fire safety.

Thank you for being courteous and observing our smoking rules.



## Upcoming Events

### The Peaks:

Aug. 18 at 10:00 am: 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

Aug. 4 at 10:00 am: BBQ and Garage sale support the fire department, library and community garden.

Aug. 25 at 3:00pm: Grand opening of the new library and centre.

### Columbia Valley:

Aug. 11: Loop the Lake

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

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

Aug. 17-18: Invermere Music Festival

### Canal Flats:

August 18: Flats Fest Music Festival

### Golden:

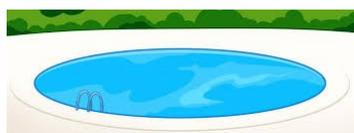
July 27-August 6: Willi XC Challenge –hang gliding and paragliding events

August 23-27: Motion Notion festival



## Food at the Pool

All food and drinks other than water have the potential to contaminate the pool and surrounding area. While the rule prohibiting food at the pool was voted out at the last Annual General Meeting, owners still need to be aware that contamination of the pool area could lead to a pool closure.



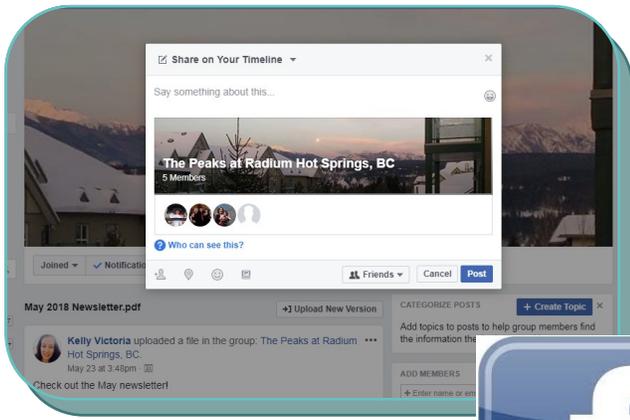
If you have snacks at the pool area, please take care that they do not go into the water, and that you clean up after your group once finished. If you have a snack, wash your hands before entering the pool.

Showering before entering the pool is required by BC Interior Health regulations and also

helps to prevent contamination closures.

A little diligence on our part can keep the Amenities Building and pool areas clean and safe for everyone.





Let's Get Together!

Owners are now  
connecting on facebook

Search

"The Peaks at Radium Hot  
Springs, BC"

(Not an initiative or means of communi-  
cation 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)