



The Peaks

OWNERS' NEWSLETTER

NOVEMBER 2018



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Window Cleaning: A Clearer Perspective

Window cleaning at The Peaks is no small undertaking, with more than 550 windows and doors plus railings, some over 30 feet from the ground! It's the kind of work that needs to be done by a professional service with appropriate equipment and safety measures in place. For

two years we have reached out to several window cleaning companies to get this work completed, with few of them interested in providing quotes as there seems to be more work than Contractor capacity. A contractor has agreed to undertake the work each year for the past two years, but poor weather and labor shortages have caused

the work to be cancelled. We continue our efforts to have the windows cleaned, and remain optimistic it will be possible to complete the work next spring/summer season. Thank you for your patience and understanding!

Peaks Potluck



Come out and socialize! There will be a potluck at the Peaks Amenities Building from 6:00-9:00 pm on Saturday, November 24. Please join the Facebook page and sign up on the Potluck discussion to let us know if you are coming, or sign up on the Amenities Building bulletin board so we can get an idea on numbers.

We are hopeful that we can establish a monthly potluck get-together for Peaks residents. We look forward to breaking bread with you!



Identifying Building Issues:

In the course of regular condo upkeep, owners may run across an issue that may affect other units or the building as a whole. If owners have a maintenance issue that may affect the building, please let the Strata Corp. know so that we can identify whether this is a building-specific issue or a single unit issue. Your help in identifying areas for maintenance and upkeep will keep our buildings in tip-top shape. Thanks!

Cannabis and Smoking Survey

Over every mountain there is a path, although it may not be seen from the valley.
-Theodore Roethke

As has been in the news of late, Canada has recently legalized the use of recreational cannabis.

The Board would like to get input from owners about updating the bylaws to possibly include restrictions on the use of recreational Cannabis at The Peaks.

In the near future, a survey will be sent out to owners to be completed and send back to the Board.

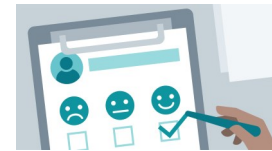
For those who have filled out the Consent to Email form (available on the website), the survey will be emailed to you. For those who have not authorized electronic correspondence, the survey will be mailed via Canada Post to you at your residence. Please ensure that you have provided an updated mailing address.

One survey will be provided per condo unit. Please return the survey

either electronically or via Canada Post.

Once collected, the Board will use the survey results to determine what changes, if any, need to be made to the existing rules and bylaws with respect to smoking and Cannabis use.

Thanks in advance for your input.



Preparing for Snowy Weather: Underground Parking Lot

Please be aware that with the snowfall, we may have increased water seepage in the underground parking areas.

It is every owner's re-

sponsibility to protect their belongings in the underground parking areas and storage lockers.

The Strata Corp. is aware of this issue

and is working to find a solution.

Thank you!



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



Parking Space Courtesy

Per strata bylaws you must keep the contents of your parking stall within its boundaries but also be considerate that a vehicle in the stall beside you needs their space, and a little more, to comfortably get the door open on their vehicle to enter/exit.

Think of parking in a busy parking lot and the squeeze that it is to park in a stall where someone has parked right on the line next to you. Getting your door open or a passenger door open can be a pain in this circumstance.

Please be courteous of your neighbours. Shared spaces should be comfortable for all.



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Safety Moment: Fire Signals

During the fire inspections, it was noted that several units are covering their fire signals with furniture or pictures. These signals are very important in the event of a fire. They emit an alarm which will signal to an occupant that the fire alarm is sounding. These signals are vital. Please locate your fire signal (if you own a 3rd floor unit,

you will have one on each floor) and ensure that the signal is not obstructed by any furniture or pictures. The signals also should not be painted over.

Keeping our fire signals working optimally without obstruction is of great importance to everyone's safety.

Thanks for your help!



Upcoming Events

The Peaks:

November 24, 10:00 am:
Board Meeting

November 24, 6:00-9:00 pm:
Potluck in the Amenities building.

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

Tuesdays and Thursdays: Fall Back into Yoga at Pleiades

Thursdays: Karaoke at the

Horsethief Creek Pub

November 18 10:00 am-1:00 pm: The Essential Breath Workshop

Invermere:

Mondays at 7:00 pm: Drum circles at Pynelogs Cultural Centre

Fridays at 7:00 pm: Youth Open Mic night

November 10 10:00 am-3:00 pm: Windermere Handmade Market

November 11 10:30 am: Remembrance Day ceremony at the Legion.

November 18 1:00 pm-10:00 pm: Light Up Festival

and Santa Claus Parade

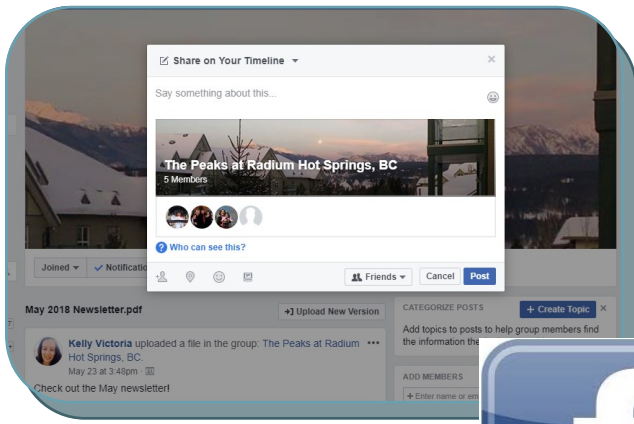
November 17-18: Winter Wonderland Market

Edgewater:

November 30 12:00 pm: Soup's Ready at the Legion (recurring event, the last Friday of each month)

****Join our Facebook group to get up-to-date notices on happenings in The Peaks, Radium and the Columbia Valley.****





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