



The Peaks

OWNERS' NEWSLETTER



OCTOBER 2020



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Maintenance: Fire Safety Systems Testing

In September, fire safety systems testing and maintenance was carried out.

There was a water outage for approximately 30 minutes while the back-flow device was serviced and tested for compliance with local and Provincial requirements.

Fire alarm & detection system testing was done. Though most of the testing is silent, signals and sounds were also tested. An important part of this testing, and a requirement of Provincial Fire Code, is the check that each in-

suite signaling device is functioning. The signaling device is typically centrally located in the wall between your kitchen and living room, with a second device on the loft level of third floor units.

If you own a main or second floor unit and were not home at the time of testing, the signal can typically be heard through the door so no entry was needed. If you own a third floor unit and are not home, the second signaling device in the unit makes verification impossible without entering.

Maintenance reached out to as many third floor owners as possible before testing for permission to enter. Each vacant unit was accessed by a team of two at all

times, one person from the Contractor and one Strata Corp staff member.

Thank you for your cooperation.

NOTE: This testing/inspection does not include the ceiling mounted smoke detectors in your unit. They are the owner's responsibility and should both be checked for function regularly and replaced by the expiry date indicated on them.



Caretaker Responsibilities

With the buying and selling of units this fall, this is a quick reminder of our Caretaker, Michael's, responsibilities.

Michael maintains and coordinates maintenance work outside of individual strata units. This includes

the buildings' exteriors, grounds, parkade areas, garbage buildings, amenities building as well as the lobby and hallway areas inside the complex.

It is the owners' responsibility to coordinate work done on the interior of their units, including work with Shaw, Telus,

realtors or other service providers and trades people. If you have questions about this, you can email the strata at stratacorp@radiumpeaks.com for more information.



Strata Lot Alterations



"Everyone must take time to sit still and watch the leaves turn."

-Elizabeth Lawrence



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



From time to time, owners may decide to do renovations or other work on their Strata Lots. It is important to keep in mind the Strata By-laws around altering your Strata Lot (condo unit).

(1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:

- (a) the structure of a building;*
- (b) the exterior of a building;*
- (c) chimneys, stairs, balconies or other things attached to the exterior of a building;*
- (d) doors, windows or skylights on the exterior of a building, or that front on the common property;*
- (e) fences, railings or similar structures that enclose a patio, balcony or yard;*

(f) common property located within the boundaries of a strata lot;

(g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

(2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

In addition, The Peaks by-laws state that owners must apply for permission before installing hard floor surfaces such as hardwood, laminate, ceramic tile, marble, slate or any flooring other than carpet (please see the Board meeting minutes from May 19th, 2018 for further details).

If you wish to do alterations, there is a form to fill out that can be found on our website [here](#).

<https://radiumpreaks.files.wordpress.com/2018/08/alteration-application.pdf>

If you have any questions or concerns about this process, please send us an email for further details or access the documents on the [website](#).

<https://radiumpreaks.com/public/>



Short Term Renters Policy Consultation

The Village is reviewing options to regulate short term rentals, meaning the commercial accommodation of guests in a private residence on a temporary basis. A revised draft policy is available for review at the Village website

www.radiumhotsprings.ca

The public is invited to send written submissions to the following email address until October 16th:

Mark.Read@radiumpreaks.ca

Three public information

and discussion sessions will be held, which may be attended virtually. Due to Covid 19 restrictions, attendance 'in person' at a meeting will be by pre-registration only. Details are available at the Village website.

Safety Moment: Fire Alarms, Evacuations

Fall is a good time to take a moment to check your unit smoke detectors as well as to refresh yourself on the fire alarms and evacuation procedures for The Peaks.

Smoke Detectors

Detectors should be checked once a month and batteries should be replaced once a year. Press and hold the test button and ensure that the alarm sounds loudly and clearly. If the alarm is weak sounding, you may need to either replace the batteries or replace the detector itself. Please note that smoke detectors are maintained by owners and are not connected to the building's fire system. Also be aware that if your detector

is running out of battery life, it will beep intermittently and can annoy your neighbours. Detectors should be completely replaced every ten years.

Fire Extinguishers

Each building is equipped with 2 fire extinguishers on each floor. In addition, some owners may have chosen to equip their units with small household extinguishers. If you have a small extinguisher in your unit, please be sure to note the expiration date on your extinguisher. Ensure that the occupants of your unit know where the extinguisher is located. For more infor-

mation on fire extinguishers, [click here](#).

Evacuating the Building

When the fire alarm sounds, and is not part of a test (we will always inform you of tests), it is important to exit the building quickly and safely. Please do not re-enter the building until an all clear has been issued by maintenance staff or the fire department. Do not use the elevators if you are on the second or third floors.

Our buildings are equipped with a full sprinkler system which means that there is a sprinkler head within ten feet of any potential fire. The sprinkler system is maintained according to provincial regulations/code.



Parking

Parking at the Peaks can be a frustration, in particular if you have an oversized vehicle for moving in or out of the units.

If you have a moving truck or other large vehicle and require short-term parking in order to move in or out, please contact the Peaks

Strata email at stratacorp@radiumpeaks.com.

We will issue you a short-term parking permit in order to ensure you have an easy time finding parking.

Thank you.



Preparing for Cold Weather

As we approach the beginning of the cold weather months, it is important to get each unit ready for the change in temperatures.

Bylaw 24 of the Strata states in part:

An owner, tenant or occupant must sufficiently heat his/her Stra-

ta Lot to prevent the freezing of water pipes. The minimum room temperatures shall be kept above 10°C/50°F at all times.

It is prudent, especially in the winter months, to have someone check your unit periodically for you to avoid issues.

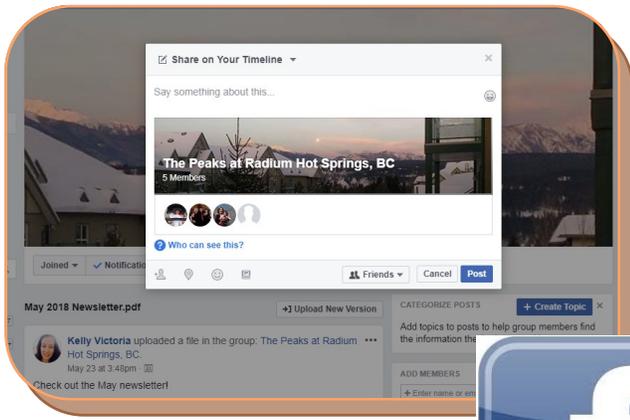
It remains solely the owner's

responsibility to determine proper heat is sufficiently maintained to prevent water pipes in his/her Strata Lot from freezing and bursting. Owners whose suites are found to be insufficiently heated will be required to provide proof that weekly inspections are being performed throughout the heating season that year to ensure his/her

Strata Lot is properly heated.

Please also remember to ensure your balcony door and all windows are closed, especially when leaving for extended periods of time.

Thanks for all of your help with maintaining our buildings.



Let's Get Together!

Owners are now connecting on Facebook

Search

"The Peaks at Radium Hot Springs, 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