

Superior Region CONDO NEWS

Presidents Message

It appears Spring is finally here and the ever so long winter is behind us.

This being our first newsletter of the year we look ahead at some of the upcoming events of the year. Your local Chapter will once again host several educational seminars fulfilling our mandate of offering continuing education to our members. This Spring we will be hosting a seminar on "Fraud and a Safe Home". Please refer to the advertisement on the back page of this newsletter for complete details.



Doug Steen
President

The Chapter is committed to growth, and in order to grow we need more members. As mentioned previously, our target group this year will be the professionals and trades. If you know of anyone interested in becoming a member please contact the CCI Chapter office and we will gladly follow up.

The Chapter has committed to becoming more active and visible in the community and to this goal you will soon see various materials both at the individual condominium level and through the local media. This is to promote the Chapter and the National Canadian Condominium Institute, making the members and the public aware of what we represent and what we have to offer.

Once again the Chapter is partnering in the Habitat Charity Golf Classic which will be held on Thursday, June 12th at Whitewater Gold Club. It is hoped that over the next few years we will again raise enough money to allow Habitat to start on another housing project. In June the home on Ontario Street will be started with monies raised from previous Charity Golf Classics.

With the changing demographics of the City of Thunder Bay we expect the condominium growth to continue to rise as it has all across Canada and your local CCI chapter will be there to support this growth.

Have a safe Spring.

Doug Steen, President

CCI— Northwestern Ontario Chapter

SPRING 2008

SPRING SEMINAR

Our Spring Seminar, March 21, 2007, was on Fire Safety, Captain Bob Walter of the Thunder Bay Fire Department spoke and Superior Safety Inc. demonstrated the use of fire extinguishers.

This year, Wednesday May 14th., 2008 Detective Constable Diane MacLaurin, of the City of Thunder Police Department will speak on FRAUD and there will a demonstration on keys and locks from The Lock Shop.

Plan to attend this seminar. It is not just for the Board of Directors but for all residents and owners.

NO registration forms to fill out!
NO fees to pay!
Refreshments will be served.
DOOR PRIZES.

Everyone welcome!

IN THIS ISSUE

PAGE

Is The Condo Lifestyle for you?	2
CMHC - Condo Buyers' Guide	2
Why Join CCI ?	3
Insurance Myths	4
Habitat for Humanity Charity Golf Classic	5
FRAUD and a Safe Home Seminar	8

IS THE CONDOMINIUM

LIFESTYLE FOR YOU?

By Doug Steen Steen Property Management

You've been in your new condo for one week and are finally getting things organized. While going through some final boxes and hanging the last of the pictures, you hear a knock at the door. Your spouse informs you that a representative from "the Board" wants to speak to you. You eagerly go to the door to meet your new neighbour only to find out that they are advising you that in your first week in your new home you've managed to violate at least six rules of the Corporation. If this was your experience you didn't do your homework.

Condominiums are different than single family homes in that certain rules will inevitably apply. The condominium demographics are so diverse that it will include people of all ages from single professionals, empty nesters and retirees. Most are attracted to this lifestyle because for a monthly fee they can have ownership and few or no maintenance responsibilities.

The easiest way to describe a condominium is to envision it as an apartment that you own. Your ownership will usually extend inward from the interior walls, floors and ceilings. In addition, you are a "partner" with all of the other owners of your condo complex, and as such can be part of the decision making process in the running of the Corporation.

Before buying a condo, you should ask for various documentation to ensure that you know exactly what you're getting into. Ask for a copy of the rules and regulations along with the budget, reserve fund status as well as the last audited financial statements for the Corporation. All of this documentation will be supplied to you in detail along with a status certificate at the time of finalizing your purchase by your lawyer, however examining some of the key documents ahead of time will assist you in the decision process to purchase or not.

Remember, when you purchase a condominium you are not only buying a place to live you are buying a

lifestyle which is controlled for the most part by bylaws, rules and regulations established by the condominium Board of Directors and ownership. Study the documentation before you buy to ensure that you're comfortable with the content. If you feel that the content is too restrictive or not something you can adjust to, then perhaps the condo lifestyle is not for you.

Once you determine that buying a condominium is right for you and your family, become involved with the Board to ensure it stays on the correct path that will protect your investment for years to come. In doing so, now you can knock on a new owner's door and welcome them to the building.

CMHC Develops Condominium Buyers' Guide

OTTAWA, May 26, 2003-

A new comprehensive condominium buyers' guide, developed by Canada Mortgage and Housing Corporation (CMHC), will help homebuyers become informed condominium buyers by providing basic information needed to start on the path to condo ownership.

Aimed at the Canadian housing market, the free Condominium Buyer's Guide provides information on all aspects of condominium ownership in a clear, concise manner not found in any other single source publication.

"The Condominium Buyers' Guide shows why Canadians rely on CMHC for comprehensive unbiased practical advice and innovative products and services", said Duncan Hill, Senior Researcher and project leader for the guide. "This publication is another in a long line of products aimed at helping Canadian consumers make sound housing decisions."

First time buyers as well as homeowners considering a condominium for the first time will find useful information including: types of condominiums; conversions; checklists; glossary of terms and; various information sources and contacts not found in any other government publication.

There are more than 500,000 condo units in Canada with one of four new homes built being condominiums. Toronto and Vancouver are showing particularly strong growth in the condo sector.

"In addition to the free hard copy, the publication is available on the CMHC Web site," added Hill.

www.cmhc.ca or free hard copy at the local CCI office 383 Mooney Avenue.

Benefits of CCI Membership.

As a resident, condominium owner or director, a host of valuable membership benefits are available, including:

- receive the benefit of membership rates when you register for CCI sponsored condominium courses, seminars and other events.
- receive chapter and national newsletters with up-to-date information, news and events.
- the opportunity to network with other boards and directors at CCI's events.
- the opportunity to write an article in our Chapter's newsletter.

If you are a condominium owner or director and have a unique tale to tell or advice to relay to other condominium owners or boards, let us know!

Why join CCI?

For professionals and trades servicing the condominium industry membership benefits include:

- expand your business profile among condominium owners and residents.
- profit from the wealth of contacts and reference materials available online by CCI.
- the opportunity to write an article in our Chapter's newsletter.
- receive chapter and national newsletters with up-to-date information, news and events.

If you are a professional or trade company offering services or products to condominiums and have a relevant article, let us know!

Drop off material to 383 Mooney Avenue or fax to 344-1507 or email to ccinorthontario@shaw.ca

■ PROFESSIONAL/TRADE SERVICE SUPPLIER MEMBERSHIP

Name: _____ Occupation: _____

Company: _____

Address: _____ Suite #: _____

City: _____ Province: _____ Postal Code: _____

Phone: () Fax: () Email: _____

Full Year Fee: ☐ Professional Membership \$150.00
 ☐ Trade Service Supplier \$150.00

Make cheques payable to CCI—Northwestern Ontario.

■ INDIVIDUAL CONDOMINIUM RESIDENT MEMBERSHIP

Name: _____

Address: _____ Suite #: _____

City: _____ Province: _____ Postal Code: _____

Phone: () Fax: () Email: _____

Full Year Fee: \$150.00

Advertising Submission Costs:

TYPE	MEMBER Black & White	NON-MEMBER Black & White	
Business Card	\$35.00	\$75.00	
1/4 page	\$60.00	\$125.00	<i>Articles will be published on a first come basis.</i>
1/2 page	\$110.00	\$225.00	
Full page	\$210.00	\$425.00	

Subject to space avail.

Deadline for Fall issue is September 1st and for Spring issue is February 1st.

Insurance Myths

Submitted by: Melissa Mannila, C.I.P.

MELISSA AND COMPANY LTD @ The Co-operators

Reprinted from CCI review THE VOICE OF CONDOMINIUM NATIONAL EDITION SPRING 2008

The importance of having insurance to protect us and our investment in case the worst happens is immeasurable. Once we've bought a condominium policy, we often assume that we're covered for everything in our home and anything that may happen. Here are some of the most common myths that people have about their insurance coverage:

Myth #1: Anything that is considered an act of God is not covered under your Insurance policy.

Contrary to popular belief, many acts of God are covered under most home policies, such as hail, tornado, lightning, blizzard, hurricane, storm, and freezing rain.

Some may not be covered under the basic policy, like earthquake, but you may be able to buy extra coverage.

Myth #2: If you have to make an insurance claim, the insurance company is obligated to provide you with the amount for the replacement cost value of whatever was damaged.

It all depends on what coverage you purchased with your policy. If you have replacement cost then the claims settlement will be based upon the cost to repair or replace the items at today's prices. If you have actual cash value on your policy, then the claims settlement will be based on the value of the items today, including depreciation.

For example, let's say you bought a television set 10 years ago for \$500 and need to make a claim on it. If your policy provides for replacement cost and the item can't be repaired, then your TV would be replaced with a new one of comparable kind and quality. If your policy provides for Actual Cash Value, you would receive the actual val-

ue of it today including the depreciation, which won't be much.

Myth #3: If I'm renting an apartment, or a condominium, I don't need to have any Tenant insurance because if there is a fire or burglary, the landlord will be responsible.

Your landlord may have insurance but it only covers the building itself, hallways, etc. It won't protect you if you have a loss (such as fire or burglary in you apartment) or if you are responsible for injuries or damage to others or damage to the building. As a tenant, you should have a policy for your personal property and liability.

Myth #4: You've returned home from a week's vacation in the winter to discover that your water pipes have frozen and burst. You didn't have anyone checking your house while you were gone but you're sure your insurance will cover the damage.

Not necessarily; most home policies state that if you are leaving your home for more than four days, you must have someone check your house daily or you need to shut off the water supply and drain the pipes. Your insurer does not have to pay for any damage to your frozen pipes if you do not take these precautions.

Myth #5: Once I have an all risk condominium insurance policy, then everything in my home is completely covered against all types of perils.

While your condominium policy will cover a lot, there are a number of items which may not be included automatically, or may have only limited coverage in most policies. Some optional coverages can usually be purchased.

Optional insurance coverages:

- Sewer back-up
- Golf carts
- TV antennas and satellite dishes
- Earthquake damage
- Business equipment
- Bicycles

Check your policy limit for jewellery and other valuable items.

Most home policies have a limit that they insure jewellery up to, so it's best to check what limit your policy has. If the value of your appraised jewellery is above that amount, you can purchase additional coverage to provide complete protection.

Other valuable items, like furs, fine art, and stamp and coin collections also have limits and may need additional coverage.

Regardless of what your condominium corporation does or does not cover, you need your own condo insurance to fully protect yourself and your belongings.

It is highly recommended that you have a yearly review of your home insurance with your agent to ensure that your home and valuables are properly protected. Some information that may be of assistance is the condominium's *Certificate of Insurance and Standard Unit By-law*.

BE SURE TO HAVE YOUR AGENT DISCUSS THE AMOUNT OF COVERAGE YOU HAVE FOR:

- BETTERMENTS AND IMPROVEMENTS
- CONTINGENCY INSURANCE
- LOSS ASSESSMENT INSURANCE

Don Peter of Donald J. Peter & Associates Inc. is an agent for the Co-operators General Insurance Company. He is a director of the CCI-London and Area Chapter and is a member of the CCI National Board.

Dear Friend,

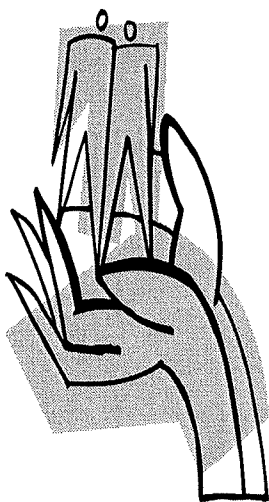
On behalf of Habitat for Humanity Thunder Bay, I would like to invite you to join us on Thursday June 12, 2008 for our Fourth Annual Charity Golf Classic. The tournament will be held at the Whitewater Golf Club. This year we are delighted to announce that we are offering each participant 18 holes of golf, a golf cart, a lovely dinner and great prizes. Please register early, as we can only accommodate a limited number of golfers. The cost of the tournament has been kept at the low price of just \$200 for each participant.



**Habitat
for Humanity®**
Thunder Bay

Charity Golf Classic

The fundraising goal for our tournament this year is \$15,000! But we need your help! This year there are two ways for you to join the event.



1. Put in a team: \$800 per team.
2. Raise pledges: minimum of \$200 each golfer.

Prizes will be awarded for highest **individual** pledge getter and highest **team** pledge getter.

By supporting this event, you can help Habitat for Humanity Thunder Bay break the cycle of poverty in our communityone house, one family at a time. This event will also be a great opportunity to relax and network on a world class golf course.

If you have any questions, please do not hesitate to contact any of the partners of the Habitat for Humanity Charity Golf Classic listed below. Thank you for your support of Habitat, and we hope you can join us on June 12th. 2008.

Sincerely, Diane Mitchell, Habitat (345-5520) and

The 2008 Habitat for Humanity Charity Golf Classic Partners:

Dave Grady, Chair, Thunder Bay Xerographix Inc. (346-8645)

Ryan Gagnon, Firedog Communications (767-4443)

Brenda Landry – Canadian Condominium Institute NWO Chapter (346-5690)

Patrick Larocque, Thunder Bay Home Builders Association (343-2029)

Erin Nadon, Thunder Bay Real Estate Board (623-8422)

Ross McAneeley, Appraisal Institute of Canada, Thunder Bay Chapter (473-2057)

Doug Steen – Association Of Condominium Managers Ontario (346-5690)

Heidi Uhlig, CMHC (343-2039)

Murray Whybourne, Appraisal Institute of Canada, Thunder Bay Chapter (344-2592)

**A Hand Up
not a Hand Out.**



Canadian
Condominium
Institute

CCI Institut
canadien des
condominiums



ACMO

tbxi

**FIREDOG
COMMUNICATIONS**

The following excerpts were selected for their particularly thoughtful and learned way of expressing their author's opinions on aspects of Reserve Fund Management.

**Audrey Loeb—Miller Thomson LLP,
Let's talk Condo - Fall 2003,
"Unanticipated Reserve Fund Expenditures"**

The next question is then the consequences of there being an unexpected expenditure from the reserve fund. One possible interpretation of the Act is that the corporation is not permitted to make any expenditure from the reserve fund unless that expenditure is anticipated in the reserve fund study and the reserve fund plan. In my view, this is not the correct interpretation of the Act. Preparing a reserve fund plan that projects many years into the future is always going to be a bit of a guessing game. The exact timing of the expenditure and the exact quantum of the expenditure will always be an estimate only. That the estimate will not always be accurate is obvious. In this case, for example, the roof was scheduled to be replaced in 2002, but the owners have managed to squeeze a few extra years out of it and that expenditure has not yet been made. There will be other cases where unexpected expenditures arise. In my view, the condominium corporation can spend the reserve fund on major repairs, even if they were completely unexpected and unanticipated ...Expenditures of this nature from the fund are in the hands of the Board."

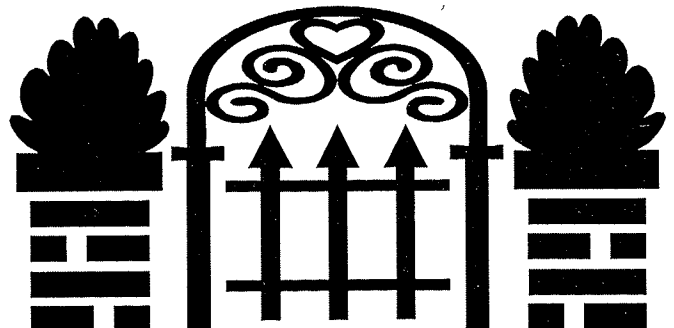
The next question the Court had to decide was what happens if an unexpected expenditure must be made from the fund and that results in a deficit position for the fund. The Judge found that the Board had an obligation to revisit the reserve fund plan and make any necessary adjustments to the reserve fund levy to accommodate such an unexpected expenditure. The Court did go on to say that the statutory requirement for carrying out reserve fund studies is a minimum requirement only. He stated that if it becomes apparent that the initial reserve fund study is defective in some respects that the Board has an obligation to re-examine the reserve fund study before the required statutory review.

From the article "When is a Reserve Fund Adequate" in CM Condominium Management magazine, Summer 2004, by James Davidson

... Note that condominium corporations *plan* for an adequate reserve fund. It's not possible to ensure that the reserve fund will always *be* adequate, because things don't always go according to plan. Condominium corporations can be knocked off track by actual or anticipated events that are not in keeping with the reserve fund plan. When corporations are knocked off track, they must: Plan to get back on track with reasonable haste; ... In my view, the overall idea behind reserve fund management is to arrive at contributions that can remain constant from year to year. I believe that the ultimate goal of reserve fund planning is to avoid increases/special assessments. Therefore, I believe that a reserve fund is adequate when the contributions are such that they can be kept constant. (By "constant," I mean that the contributions increase by inflation from year to year. Increasing the contribution by inflation keeps the contribution constant, in real terms.)

**By Kim Coulter
Coulter Building Consultants Ltd. Consulting
Engineers & Building Scientists**

The Condominium Act has increased the role of the condominium's Board of Directors with respect to its fiduciary duty to the owners in ensuring the common elements and assets are properly maintained. The Act gives the Board one of the necessary tools in this regard; a Reserve Fund Study. Boards should be referring to it on a regular basis and treat it as a planning document to assist in ensuring the financial health of the condominium's Reserve Fund.



Professional and Trade Services Members

Accountants

Day Viherjoki Busniuk & Kelly

Contact

Dan Kelly

Phone

345-1890

Electricians

North West Electric

Bob Baird

345-7475

Engineers

Trow Associates Inc.

Demetri Georgiou

623-9495

Insurance Brokers

AON Reed Stenhouse Inc.

Sharon Hagstrom

346-7450

Bonin Dobie Jackson Ltd.

Reg McClay

345-3668

Melissa And Company Ltd.@ The Co-operators

Melissa Mannila

768-2655

Smith & Associates Insurance

Cathy Mallek

345-6369

Lawyers

Carrel & Partners

Johanna Maki

346-3000

Cheadles LLP

Doug Shanks

622-6821

Property Management

Kamlodge Services Ltd.

Paul Muller

475-0316

Northwestern Property Management

Gord Soloway

346-4282

Steen Property Management Inc.

Doug Steen

346-5690

Realtors

ReMax First Choice Realty

Mario Tegola

344-5700

Royal LePage Lannon Realty

Art Lannon

623-5011

Team 100 Realty Inc.

Les Scrimshaw

345-2226

Zanette Real Estate

Robert Zanette

623-1000

Restoration

First General Services

Frank Mirabelli

623-1276

Safety Equipment

Superior Safety Inc.

Doug Coppin

344-3473

Surveyors

J. D. Barnes Limited

Peter De Haan

622-6277

**DIRECTOR &
OFFICERS**

President

Mr. Doug Steen

Steen Property Management Inc.

Vice President

Mr. Paul Muller

Kamlodge Services Limited

Treasurer

Mr. Dan Kelly

Day Viherjoki Busniuk & Kelly

Secretary

Mr. Gord Soloway

Northwestern Property Mgmt

Director

Ms. Sharon Hagstrom

AON Reed Stenhouse Inc.

Director

Mr. Doug Shanks

Cheadles LLP

Director

Mr. Les Scrimshaw

Team 100 Realty Inc.

Administrator

Mrs. Brenda Landry

Canadian Condominium Institute Northwestern Ontario Chapter

Presents

Fraud & A Safe Home

This seminar will deal with:

FRAUD of all kindson the phone, by mail, internet
and at your door.

Guest Speaker: Detective Constable Diane MacLaurin
'Crimes Against Seniors'
City of Thunder Bay Police Department

LOCKS & KEYSwhat you need to know.

Presenter Deb Sveinsson from The Lock Shop.

PERSONAL ALARMSelectronic security.

Presenter Mark Berman from TBayTel

This seminar is open to all owners
and residents of condominiums.
Also to those that have thought
about living in a condominium.

7 to 9 pm

Wednesday May 14, 2008

The things you need to know.

Port Arthur Ukrainian Prosvita Society
540 South High Street

Plan on attending for your own safety.

2 RECO MCE credits available

NO charge! NO registration!

For more information contact:

Refreshments served.

Phone 346-5690 Fax 344-1507

PRIZES!!!

Email: ccinorthontario@shaw.ca