

Repairs and Maintenance

The Corporation has no employees. All the work done in our community is performed by independent contractors.

As a benefit of living in a condominium community most of our repair and maintenance needs are provided through the Corporation and our combined investment. The list of Common Elements covered includes driveways, roofs, siding, doors, windows, decks, rear eavestroughs and external lighting fixtures.

These efforts can be divided into two general categories:
-ongoing preventative maintenance and minor repairs; and
-major repairs and replacement.

The first category is funded from our regular annual operating budget; whereas, the second type are funded from our Reserve Fund. A significant portion of our condominium fees go towards the Reserve Fund. The contribution amount and continuing balance requirement were determined by the Reserve Fund Study (RFS) conducted in 2022. These figures are based on the life expectancy and future estimated cost to repair or replace the various Common Elements. The Reserve Fund is invested to gain an appropriate amount of interest to offset cost of living increases. The RFS must be updated every ten years but the most recent study recommended that a review be conducted more frequently.

All repair and maintenance requirements are handled by the Property Manager. The Property Manager is the sole coordinator of this work and is the only one who is permitted to deal with the contractors. The Property Manager is to be notified immediately of any damage or repair needs. Delays in this reporting could allow the damage to worsen and inflate the repair costs unnecessarily. Similarly, any problems or comments with regard to contractors are to be directed to the Property Manager.

In addition to reporting defects, owners do have some maintenance responsibilities that preserve the appearance of the neighbourhood and reduce premature ageing and repair costs. Regular sealing of driveways, sealing and/or staining of decks, and replacing door weatherstripping/sweeps contribute to this effort.

Board Directors are available for advice but the point of contact is the Property Manager.