



Condo Connection

Wilson, Blanchard Management Inc. – *Condominium Management with Experience and Integrity*

www.wilsonblanchard.com

The WB Condo Connection highlights Ontario condominium related articles and educational items that may be of interest to Boards of Directors and condo owners. It is published online and available on our website (www.wilsonblanchard.com) as well as in hard copy format to each of the members of our Boards of Directors.

We hope you enjoy this edition and we welcome your comments, suggestions, or article topic requests by email to newsletter.editor@wilsonblanchard.com or by mail to:

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Welcome Briarlane Staff



BRIARLANE
CONDOMINIUM PROPERTY MANAGEMENT

Condominium Management Companies Merge

RICHMOND HILL, Ontario - Wilson, Blanchard Management and Briarlane Condominium Property Management have reached an agreement to merge their condominium businesses.

This merger is a strategic alliance whereby Wilson, Blanchard Management Inc. will assume all control, supervision and, ultimately ownership of Briarlane Condominium Property Management.

Our two companies share similar ideals and principles in regards to client service, the use of technology and loyalty to employees. Jointly, we are working to promote and grow.

Wilson, Blanchard Management will continue to operate out of the office in Richmond Hill and telephone/contact information remains the same; thus maintaining the high standards and loyalty our condominium clients receive on a daily basis.



Top Left to Right: Geoff Suturs, Stephen Pointer, Alberto Alonso, June Suturs. Bottom Left to Right: Dianne Adams, Maggie Lin, Loretta Siinardi

On behalf of all our employees, we look forward to providing continued exceptional service and an excellent working relationship with our clients, employees and service providers.

Wilson, Blanchard Management Inc.

Raymond Wilson
President

Cutting Costs

By: Melissa Kirkaldie, RCM
Property Manager – Waterloo Region

No matter the size of your Condominium there are ways to save money on utilities, whether it be checking for leaking plumbing fixtures or installing more efficient mechanical equipment. Another cost saving measure to consider would be to complete an LED retrofit. Depending on the building, it may be possible to gain significant savings with a considerably low investment.

A low rise Condominium building located in Kitchener, Ontario consisting of 46 units, did just that. The project completed at this building was relatively simple compared to larger scale projects that have taken place at other Condos. The Corporation knew that they would be eligible for the incentive program that would provide them with a rebate once the retrofit was completed, on top of the anticipated energy savings.

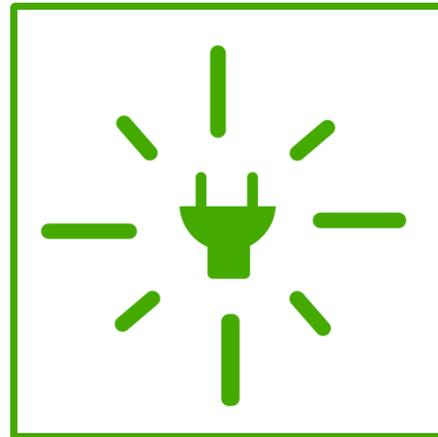
The interior common area light fixtures were compact fluorescent light bulbs (CFL's) which were replaced with LED's. The exterior light fixtures were also changed to LED bulbs by an electrician. To save even more money, the Corporation got resident volunteers involved to install the interior bulbs.

In the first year following the LED retrofit this Corporation was able to decrease their annual hydro budget by a substantial 18.8%.

The Condominium spent about \$4,500 on the supplies required for this project. The rebate that was received from 'Save on Energy' was about \$1,500. The payback periods for both the interior and the exterior lighting were both under two years. The contractor who was hired to complete the retrofit estimated the annual energy savings at almost \$2,000.

In the first year following the LED retrofit this Corporation was able to decrease their annual hydro budget by a substantial 18.8%.

This project is proof that you do not need a large investment to change how energy efficient a building can be. A budget decrease this considerable may be in the future of your building.



'The savings realized are not only immediate, they will continue to benefit the Corporation's budget's bottom line as energy costs rise.'

- Board of Directors, Wa.C.C. #244

For more information on ways your Condo can qualify for rebates visit www.saveonenergy.ca

Welcome!

Wilson, Blanchard would like to welcome our newest managed properties:

3330 Mainway, Burlington	P.S.C.C. #943
2172 Wyecroft Road, Oakville	Wa.N.C.C. #121
H.C.C. #304	W.S.C.C. #527
MAPLE CROSSING SHARED	W.S.C.C. #528
N.V.L.C.C. #20	H.S.C.C. #649
W.S.C.C. #213	T.S.C.C. #1637
W.S.C.C. #351	W.C.C. #146
H.S.C.C. #431	Y.R.S.C.C. #988
P.S.C.C. #862	

The Pigott: Hamilton's First Skyscraper Still Stands Tall



By: Stan Dulberg, Senior Property Manager, and Sarah Farr, Assistant, Hamilton office

A point of reference on Hamilton's skyline dating back to the Art Deco era of 1929, the Pigott Building stands tall and defiant in the city's downtown core, stoically ensuring that its distinguished design will not see it mistaken for 'just another condo'.

Registered as Wentworth Condominium Corporation No. 228 in 1996, the building at 36 James Street South is an architectural reminder of the ambition and vision of a city under constant re-development.

The Pigott was – and still remains as - a time capsule for the intrinsic history of this city. Standing at 210 ft, it was the first skyscraper to grace the cityscape of Hamilton and, testament to the importance of the site, the property received a listing under the Ontario Heritage Act to ensure its preservation, along with a grant provided by the City of Hamilton's 'Heritage Property Grant Program', to assist in its restoration.

For over 10-years, Stan Dulberg - in his role of Senior Property Manager with Wilson, Blanchard Management Inc. - has overseen the building management of 36 James St South which in 2015, became the recipient of the Golden Horseshoe chapter of the CCI's 'Condo of the Year'.



Each holiday season the building is decorated in accordance with its prestigious accolades. Showing off the sparkle and glitz of past eras with a magnificently decorated lobby, the past is brought alive care of a dedicated and long-term resident of the Pigott, Marcel Guite.

What is Radon Gas?

By: Amanda Boakes
Property Manager – Waterloo Region

When a unit owner approached me in November of last year to enquire whether the site had ever been tested for radon gas I was not aware of what radon gas was. She informed me that since she and her husband moved into the unit they have had breathing problems causing their health to deteriorate. When this was brought to the board's attention they requested that I look into this further and see what options were available.

Radon is a radioactive gas formed naturally by radioactive breakdown of uranium in soil, rock and water. Radon gas is colourless and odourless; however, it can be detected with special instruments used for testing.

...Cont'd on page 4

Cont'd from page 3...

Radon usually escapes from the ground into the outdoor air where it mixes with fresh air resulting in concentrations too low to be of concern. However when radon enters an enclosed space, such as a home, it can accumulate to high concentrations which then have the potential to cause health issues and increase the risk of lung cancer.

For further information I contacted an environmental contractor to find out if they had any knowledge of radon gas. Fortunately, they are qualified to conduct the tests necessary to determine if radon gas is present. In order for them to test for radon gas they would need to place a long term measuring device in the units basement for at least 91 days to allow enough time for an accurate reading since it is not uncommon to see radon levels in a home change over a one-day period. Variations from season to season can also be a factor. Commonly, the highest radon levels are usually observed during the winter months.

Due to the timing of this article I do not have confirmation from the contractor as to whether this unit has been affected by radon gas. More information will be available once the testing period is complete. The Board must be prepared to take all necessary steps to ensure this potential health hazard is corrected.

Welcome! (Continued from page 2)

Wilson, Blanchard would like to welcome our newest managed properties:

M.T.C.C. #601	Y.R.C.C. #567
M.T.C.C. #602	Y.R.C.C. #594
M.T.C.C. #695	Y.R.C.C. #609
M.T.C.C. #796	Y.R.C.C. #804
M.T.C.C. #823	Y.R.C.C. #836
M.T.C.C. #1245	Y.R.S.C.C. #998
M.T.C.C. #1249	Y.R.S.C.C. #1032
M.T.C.C. #1311	Y.R.S.C.C. #1047
M.T.C.C. #1329	Y.R.S.C.C. #1182
PLACE NOUVEAU SHARED	TABLEAU CONDOS
580 CHRISTIE CO-OP	Wa.C.E.C.C. #605
T.S.C.C. #2116	W.L.C.C. #61
Y.N.C.C. #4	
Y.C.C. #301	
Y.C.C. #444	
Y.C.C. #471	

We extend a warm welcome to all of the Briarlane staff to the Wilson, Blanchard Management Inc. team!



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