

Condo Connection

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

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: Editor – WB Condo Connection, 101-701 Main St. W., Hamilton, ON, L8S 1A2

Interpreting the Monthly Financial Statements – Financial Statement Seminars

By: Paula Davis, Chief Financial Officer, Hamilton



If you would like to learn more about interpreting the monthly financial statements then we would like to meet with you.

Financial Statement Seminars

The Accounting Department of Wilson, Blanchard will be holding sessions at the following locations in September and October, 2017:

Thursday, September 21st 2017 at 7:00 p.m.

Visitor's Inn, 649 Main Street West,
Hamilton, ON, L8S 1A2

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Thursday, October 5th 2017 at 7:00 p.m.

Holiday Inn Toronto Airport, 970 Dixon Road,
Toronto, ON, M9W 1J9

Thursday, October 12th 2017 at 7:00 p.m.

Staybridge Suites, 2511 Wycroft Road,
Oakville, ON, L6L 6P8

Thursday, October 19th 2017 at 7:00 p.m.

Four Points Sheraton Hotel, 210 Preston Parkway,
Cambridge, ON, N3H 5N1

If interested in attending one of the above sessions, please email Paula Davis at paula.davis@wilsonblanchard.com no later than one week prior to each session.

Registered Condominium Manager (RCM) Designations

Congratulations to Kean O'Shaughnessy of Wilson, Blanchard Management Inc. who was awarded his R.C.M. designation recently. We are proud of our RCMs!

The Granary Celebrates 30 Years

By Marcia Todd – Ex President of The Granary (Originally published in the OLRA Spring Newsletter – Adapted for Condo Connection)



For almost 20 years the Town of Oakville was blighted by the eyesore of a hoarding-encircled hole in the ground at Lakeshore and Navy. Town Council, developers, and area residents each argued over its fate as a lynchpin between the historical importance and heritage of an 1850's stone granary - the oldest remaining granary on the Great Lakes - and the business district.

At one time a 22-storey hotel was proposed for the area, but zoning restrictions of 6-storeys along Navy Street dictated otherwise. An ingenious design by famed architectural firm Milne & Nicholls was finally approved, with deep set-backs on Navy Street and a 'down-the-hill' design permitting a total of 12-storeys on the side of 16 Mile Creek.

Financing was a problem with several consortiums falling apart until Frank Baillie put together a solid group of investors who made the building possible. Baillie declared the stone granary a separate entity - not connected to the proposed condominium - and permission to begin construction was given in 1985.

Sales Blitz Began in 1995

Luxury! That was the key word in selling the suites, and the ultimate in 1985 seemed to be a large marble ensuite bathroom fitted with bidet, toilet, vanity, shower stall and a Jacuzzi included in every suite. A kitchen fitted with a large, built-in microwave and all appliances seemed to be a second draw. Other features mentioned in the heavy promotional campaign of the time included expansive rooms, fireplaces in many suites, solariums and large terraces or balconies.

Surprisingly, the advertising did not highlight the specialized design of the rambling, turning hallways, which provided privacy in as much as no front door was close to or facing another or the stepped exterior on the lakefront side, which gave each suite the advantage of a corner location with windows in two directions. First pre-construction prices were \$250K to \$500K. By the time work was underway these had almost doubled. Originally there were 88 suites, but several were combined to make larger residences and today there are 82 suites, plus 3 guest suites. In 1987 the first owners moved in and made their home at the Granary.

Seasonal Property Prep

By Maria Aitkenhead, RCM, Cambridge Office

Summer is almost over and before we know it, the wet season will be raining down on us once more. By now the majority of seasonal repairs have likely been taken care of, but a review of the following components should be completed to ensure your property is ready once more for the extremes of the Canadian winter.

During your inspections, pay close attention to the following areas:

- *Sidewalks, internal walkways, ramps, driveways, parking lots and steps.*
 - If any of these are poorly maintained it can lead to slips and falls and more expenses down the road. Make sure they are level, free of cracks, signs of alligating or spalling, sink holes, and uneven concrete. Also review line painting for deterioration.
- *Roofs and support structures.*
 - Ice and snow can put stress on any buildings. Check all roofs, flashing, rain gutters, anchors etc. for wear and tear.
- *Windows/Doors:*
 - Check for caulking, broken glass panes and seals, and weather-stripping around doors and windows for damage.

- *Trees/shrubs/Plants:*
 - Check for dead or loose branches. Make a plan to remove these limbs as soon as possible. It is recommended to have trees professionally trimmed every two to three years.
 - If any shrubs/plants need to be fertilized or pruned, make a list of those needing attention.
- *Landscaping:*
 - If there has been damage by the snow ploughs, contact the landscaper right away. Most landscaping companies do these repairs in the spring time but it is always best to keep an eye out to make sure they are completed.
 - Look for areas needing re-seeding or additional soil etc.
- *Drains/water taps:*
 - Water backups can lead to expensive repairs and huge problems from mould, damaged drywall/insulation, flooring, landscaping and more. If either you or your Board are aware of any previous issues, make sure to add these to your list of items to be inspected and repaired immediately.
- *Internal and External lights/lamp posts:*
 - Check for damage to the posts or lamps. Do bulbs need replacing? Do they need to be cleaned?
- *Brick/Siding:*
 - Winter can take a toll on these areas. Check for any cracks that weren't there before, for loose siding or bricks, damaged mortar, bulging or leaning walls/foundation, and efflorescence etc.
- *Decks/Fences:*
 - Review for any evidence of deterioration, for loose/missing or chipped Boards, and any signs of bug infestations etc.
- *Pool and surrounding areas:*
 - Is the fence stable and in good condition?
 - Are self-closing and self-latching gates closing properly?
- Is there any damage to the concrete or pool itself?
- Is there any damage to the pool cover etc.?

These are just a few of the items that should be on your list but feel free to add/remove items since each site is unique.

1. Once the inspection has been completed, the manager should prepare a list with recommendations for repairs and when possible, include the quotes for the Board to review. This will save time and streamline the process of initiating the repairs.
2. Once the Board has made their decision and the manager has the go ahead, it is the Manager's responsibility to ensure these repairs are completed.
3. To keep track of what is in process and what has been completed etc., and to keep the Board informed, I include this list with the Manager's report until all items have been completed.

Condominium Authority of Ontario Confirms Fee Amounts

The Condominium Authority of Ontario (CAO) has confirmed both the unit assessment fees that will be levied to condominium corporations and the amounts that will be charged for use of the Condominium Authority Tribunal (CAT). These fees were determined following a public consultation period and will help to ensure the CAO can provide new services and protections for condo owners in Ontario.

A full announcement and details of the new fees are posted on the CAO website at <http://www.condoauthorityontario.ca/summary-of-proposed-fees/>. (Although the link indicates "proposed fees" the article does in fact provide the notice of confirmed fees that will be charged).

Welcome!

In summary, each condominium corporation will be charged an assessment of \$1 per month / \$12 per year per voting unit. The initial assessment period that will cover Sept 1, 2017 to March 31, 2018 (7 months) will be payable by December 31, 2017. There is no indication as to what dates will be covered by future assessment periods, when those future assessments might be due or if there is a possibility that future assessments may be more (or less) than the initial assessment amount of \$1 per month / \$12 per year per voting unit.

The CAT, which will begin accepting dispute applications on Nov 1, 2017, will charge a \$25 filing fee, an additional \$50 fee for a dedicated CAT mediator, and an additional \$125 if the dispute proceeds to a formal adjudication by a CAT member who will issue a binding order. Further details are available on the CAO website.

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

| | | |
|--------------------------|------------|-----------|
| BSCC #60 | NCECC #270 | WCC #72 |
| TSCC #2391 | WLCC #224 | WLCC #232 |
| WLCC #241 | WLCC #253 | WLCC #295 |
| WLCC #312 | WNCC #56 | WSCC #629 |
| Bellaria Shared Facility | | |



Are you looking for an easy way to stay up-to-date on news from Wilson, Blanchard Management and information related to Condominiums in Ontario? It's simple – follow us on social media! There are lots of options to fit your social media preferences.



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