

NW 39 NEWSLETTER

SUMMER 2024

Welcome to our Summer Newsletter! As the world awakens from its winter slumber, we want to share with you updates and insights within our community.

CORRECTION TO THE MAY MINUTES

New Business 2. Electrical Planning Report minutes included:

The Electrical Planning Report is being prepared by Reliance, the same firm that produced the most recent Depreciation Report. This report is one of the requirements for the possible future installation of EV Chargers at NW 39. At this time, electric vehicles and heat pumps will be on hold until the report has been completed.

Correction:

At this time, *electric vehicle chargers* and heat pumps will be on hold until the report has been completed.

POOL & CABANA

As noted in the minutes over the past several months, the cabana building had a major water leak during the cold snap in January. The burst pipes had four different breaks causing major damage throughout the building. An insurance claim was immediately submitted. As there were many concurrent water claims across the lower mainland resulting from the cold snap the remediation process began a week later due to the extensive demand for remediation crews. The following is a summary of the work that has occurred to date and the work still to be done.

Phase 1 - Clearance

Removal of cabana flooring. Three layers of flooring were removed from the cabana room. The laminate flooring, vinyl flooring underneath that and finally the initial linoleum flooring.

Phase 2 - Drying

Over 50 drying fans, dehumidifiers and specialty equipment were installed within the building. This phase took place over a two-month period.

Phase 3 - Abatement testing

Abatement testing was required prior to pipe repair work beginning. The testing took place over a few weeks.

Phase 4 - Pipe repairs

Access into the building attic was necessary for the pipes to be replaced. Insulation had to be removed and pipes were repaired.

Phase 5 - Abatement

Once the drying phase was completed, abatement took place. Removal of ceilings, drywall, shower tiles, shower floors, cabana cabinets, water closet and urinal. This process took over 4 weeks to complete.

Phase 6 - Insurance walk through for repair claim

Renovation company made their walk through, to make their quote to the insurance company. The quote submission, reviews and revisions process took over 3 weeks to be completed.

Phase 7 - Restoration - now in progress

The restoration work has begun and, due to the extensive scope, is expected to take some time yet. The restoration work was quoted at \$135K, this will be covered by the insurance company.

Phase 8 - Building and Pool Opening

We have requested the pool prep work to occur as soon it is feasible in parallel with the cabana renovation work. Once the cabana renovations and pool prep are both complete a health inspection will be booked as a final task to getting the pool open. At this time, it is still too early in the cabana renovation process to estimate a timeline.

With this being an insurance claim strata council unfortunately has no ability to make the process go any faster. Coordinating and providing access for the various contractors takes time and scheduling the work is also based on contractor availability.

Costs to date are \$25K for the deductible and an additional estimated amount of \$8K that falls outside of insurance coverages. These include costs for shower framing, subfloor levelling and countertop replacements. Please note that more costs are likely to come due to the extent of the damage along with the age of the building and insurance coverage limitations.

As is evident by the summary above, a significant amount of time and effort is being spent by NW39 council to get the cabana work completed and the building and pool operational. We appreciate the owners' patience while we work towards completion.

TREES

A number of trees on the property have been damaged by children climbing them. Council is asking that parents not allow children to climb trees for safety reasons. (both the tree and the children)

In addition, a tree planted behind Altair and Lyra was severely damaged as all the branches and tree top were broken off. Strata council is not looking to replace this tree.. Strata council is currently monitoring this tree to determine if it will survive.

The oak tree behind units 9002-9008 on Altair Place will be removed due to roots imminently encroaching on the building's foundation. Owners are reminded that Council will only remove trees as a last resort and under specific conditions, such as when building foundations are compromised by encroaching roots. In all cases with large trees, the city arborist is always consulted and must approve the removal.

PARKING

It has been noted that several vehicles on the property are parked in TAG parking without TAGS being displayed. Please be advised this could lead to fines and or towing. Mundies has been asked to resume patrols. If your tag has been lost or misplaced then replacement tags are available from Bayside for \$25.

Please see bylaw 15.2.

15.2 Notwithstanding the generality of Bylaw 15.1, an Owner, Tenant, or Occupant may park a second vehicle in a parking stall assigned to the Strata Lot occupied by such Owner, Tenant or Occupant, provided that:

- (a) both vehicles are at all times fully within the white painted lines for the parking stall;
- (b) neither vehicle blocks, encroaches on or restricts or impedes access to another parking stall, driveway, walkway, or lawn; and
- (c) a parking permit issued by the Strata Corporation is at all times displayed in the vehicles.

SPRING / SUMMER CLEANING

Spring is a time for renewal and freshness both in the community and within our homes. We would like to remind everyone of the proper protocol for disposing of items (both large and small).

- Check the City of Burnaby website to confirm items that are picked up by the city.
- Large item pick-up: <https://www.burnaby.ca/services-and-payments/recycling-and-garbage/large-item-pickup>
- Items that are not accepted for pick up must be removed by the homeowner. You are not permitted to leave items at the garbage enclosure.
- Plant materials can be left for the gardeners to dispose of. Please do not put garden debris in the food scrap or large green bins.

GARBAGE ON COMMON PROPERTY

As a reminder, homeowners are asked to dispose of garbage in the large green bins. Food scraps must be placed in the food scrap bins.

CHILDREN OUTSIDE

With the warmer weather upon us, children will be outside riding bikes and playing. Please observe the 15km/hr speed limit posted on all streets to ensure the safety of the children.

SUMMER & NOISE

Please be respectful of your neighbors and keep noise to a minimum when using our outside areas. For residential noise issues and complaints (parties, music, etc.) please contact the RCMP non-emergency line @ 604.646.9999

COUNCIL MEMBERS

A reminder that council members are volunteers. Any inquiries or questions should be directed to Bayside Property and not to council members. Please contact:

Kenneth Ogilvie, Property Manager; Bayside Property Services Ltd.

100 - 6400 Roberts Street, Burnaby, BC V5G 4C9; Direct Line: 604.918.3735; Office: 604.432.7774; Fax: 604.430.2698; Toll Free: 1.866.867.5760; www.baysideproperty.com

WEBSITE

For your information, the NW39 website is a great reference for strata related information. www.nw39.com