

NOTICE TO OWNERS

Hi Everyone,

The Agenda for the November 20th AGM will be hand-delivered to your doors on Monday, November 3rd.

Due to the mail strike, we thought it best to deliver the notices to your front doors by hand. Please watch out for them.

Fall is a challenging season for some Owners due to several issues:

Gutter Overflow

Some Units—particularly the Beechwood design (octagon style) and those near forested areas — are experiencing issues with overflowing gutters.

Nineteen Units with the greatest overflow problems have been identified, and two additional gutter cleanings per year have been scheduled for these Units. Each extra cleaning costs approximately \$900, which is why only the Units experiencing the most difficulty qualify.

Unfortunately, the Beechwood design has structural limitations that may be addressed by individual Owners, if you choose to do so. One option is to extend the roofline from the front door over the sidewalk to the garage. This modification is permitted under our Bylaws—page 3, section 7 (iv) (b)—and requires an Indemnity Form to be submitted before work begins.

Kymar Gutters complete the annual cleaning of the entire complex once the leaves have fallen. This service includes clearing both the roofs and gutters.

For Owners who wish to maintain their gutters, Amazon sells inexpensive extendable sweeps for the leaf-guard gutters, which some Owners have found helpful. Council and our Casual Labour are trying to build an extension for our leaf blower. If it works this can be used by trained volunteers to do intermittent gutter clearing for problem units.

Lawn Damage from Wildlife

Many lawns are being damaged by raccoons and crows searching for chafer beetles and other grubs. Unfortunately, this is a widespread Metro Vancouver issue and not unique to Coventry Woods. Strata cannot fund

individual treatments for lawns, but Owners are welcome to explore lawn care products and other options available at garden centres if they choose to fund these treatments themselves.

Council Elections

The Council elections will be held at the November 20th AGM.

There are seven positions on Council, but only six applicants have come forward. Biographies for the six candidates will be sent to Owners in an upcoming Notice to Owners, which will be emailed shortly.

The Council functions best with a full team of seven members, so we encourage any interested Owners to consider putting their names forward. Your participation would be greatly appreciated. Being on Council is a wonderful opportunity to get to know Owners, understand the needs of the community and contribute to the success of Coventry Woods.

If you are interested please submit your name and brief biography to Diane Fletcher.

Thank you for your understanding and cooperation.
From your Council