

## Notice to Owners

January 22, 2026

### **Useful information in the event of a prolonged power outage**

Not every Owner is aware that Coventry Woods is not directly connected to the Township of Langley sewage system. Instead, sewage and dirty water is discharged into a holding tank located beside Unit 39, behind the fence near the bridge. From there a sump pump transfers the sewage to the Township of Langley system on 216 Street.

The sump pump relies on electricity. During a prolonged power outage, the sump pump will not operate, causing sewage to accumulate in the holding tank. This creates a risk of sewage backing up into Units, which would require hazmat intervention, a Strata insurance claim for repairs, and a stressful situation for the Owner(s).

There are ways to reduce the risk of problems with the sump pump and holding tank during a prolonged power outage. Strata will arrange for a Sanitary Sewer Service to empty the holding tank. Owners can also help by reducing water usage. For example:

- Do not let water run unnecessarily.
- Keep toilet flushing to a minimum.
- Do not run dishwashers or washing machines.
- Avoid taking showers.

### **Routine Maintenance of Sump Pump**

During previous routine maintenance service of the pump, the Sanitary Pump Service provider noted debris from organics being disposed of in garburators is getting lodged in the pump mechanisms. This increases wear and potentially damages the system. We ask that Owners dispose of organic waste in the green bins. This is also a greener solution, as the material is processed and used by the city.

In addition, please do not pour fats, oils, or grease down the drain, instead dispose of them in your green waste or garbage. These substances can also damage the pump system.

Thank you for your cooperation.

### **Clubhouse Gym:**

Owner, Jack Van Dyck has offered to be the liaison person for Council to manage the Clubhouse gym. The note below was written by Jack to explain his role.

“Dear Owners

Please be advised that some gym equipment will be replaced due to mechanical issues. The elliptical machine and Schwinn exercise bike no longer provide resistance and will be removed shortly.

A newer replacement elliptical has already been installed, and an additional exercise bike remains available and fully functional. Removing the equipment will also provide more room for floor exercises, as some owners use YouTube exercise videos.

If, after reviewing the equipment instructions attached to the elliptical, you require assistance with use or programming, please contact Jack Van Dyck in Unit 60 by email @ [jvandyck74@gmail.com](mailto:jvandyck74@gmail.com). Suggestions or feedback regarding the gym are also welcome.

Please note that the gym rules are posted on site, and all equipment is professionally inspected twice annually by a contracted service provider. Thank you for your attention.”

### **Coyotes**

There have been several sightings of coyotes in the creek area that runs through our complex. Please keep your dogs on a leash at all times for their safety. As stated in the previous ‘Notice to Owners’, Conservation Officers will only intervene if the coyotes become aggressive.

### **Retaining Wall by Unit 74**

The retaining wall and vinyl fencing by Unit 74 have been installed, with only landscaping repairs remaining. Not only does the completed project look great, but moving forward there will be minimal upkeep and the lifespan is approximately 30 years. If you have the opportunity, please take a walk by to have a look. It’s a job well done.

From Your Strata Council