

Notice to Owners

March 23, 2026

Winter was a quiet season; however, Spring will be a very busy season with several scheduled projects. Hopefully, this will mean Summer will be quieter.

We have included the projects and projected work schedules so everyone can be prepared for increased traffic, activity on site, and some inconveniences.

Clubhouse Renovations Project

The Clubhouse (including the Gym and Spa) **will be closed** from April 6th - April 30th inclusive in order to carry out renovations to the Amenity Room. The work will be completed by both volunteer Owners and professional Contractors. The gym and spa must be closed because the areas are needed for amenity room furniture storage. The Mailroom will be available, as usual, from 9:00am to 9:00pm daily for Owners to collect their mail.

The work will be scheduled as follows:

- April 6 - 12
 - Pack up and move all furniture from the Amenity Room (except Pool table).
 - Prep walls and trim for painting and commence painting if time permits. If there are any Owners who enjoy painting and would like to help out with this part of the Project, please call or email Brenda Wilson (778-868-5249 or wilsonbl2555@gmail.com).
- April 8 - 10
 - Tear out and dispose of old carpeting, laminate flooring, and shoe moulding.
 - Levelling of concrete floor where required.
- April 13 - 19
 - Repairing and retexturing of the ceilings in the Amenity Room will be completed.
- April 20 - 30
 - New LVT (Luxury Vinyl Tile) flooring and transitions will be installed where the old carpet and laminate flooring was. The ceramic tiles will remain down the middle of the floor and in the kitchen area. New shoe moulding will be installed at the bottom of the baseboards.
 - New LED ceiling lights (with dimmer switches), wall sconces, and Pool table light will be installed.
 - Painting of walls and trim will be completed. Furniture will be moved back into place.

Installation of Vinyl Fencing and Porch Railings (Premium Fence)

After the successful removal and disposal of the hedging behind Units 82-84 and on the South side of Unit 82 in October 2025 and the retaining wall replacement in that area along with the vinyl fencing to replace the hedging in January 2026, Council has determined that it will be more cost and maintenance effective to replace wooden divider/privacy fences and wooden porch railings with vinyl fencing and railings. This replacement work will be done in small sections as fences deteriorate over the next five to ten years and the costs will be incorporated into budget planning.

To that end, the divider fences at Units 1 to 6 and the retaining wall fence at Unit 6 which were scheduled to be replaced this Spring as part of the completion of the Units 1-6 Project, will be replaced with vinyl instead of wood. Also, the wooden front porch picket railings in the area of Units 48 to 55 (some of which are currently badly in need of repair or replacement) will be replaced with vinyl picket fencing. **This work is scheduled to commence on April 20th and should be completed by April 23rd.**

Exterior Painting Project (REMDAL)

The painting project is expected to begin on either April 13 or April 20, weather permitting. The estimated duration is 10 weeks. While this may seem early to begin a painting project, a significant amount of preparation is required including carpentry, sanding and pressure washing of the Units, Clubhouse, sheds, and gates. Pressure washing on Units will be the wood trim.

Please note that a list of Units that require repairs for wood rot has been included. If your Unit is not listed, and you are aware of any wood rot, please email Diane Fletcher (dfletcher@telus.net) as soon as possible so it can be added to the schedule. This includes door frames.

Also, please be aware that Owners are responsible for doing some preparation on their Units. This includes removing items such as Christmas light clips, staples, and hanging basket hooks prior to the start of the project. Unfortunately, if these items are not removed in advance, additional charges will apply. If possible, trim shrubs close to the wood trim to allow easier access.

SCOPE OF WORK – WOOD REPAIR

- 1- Identify and remove damaged / rotten wood
- 2- Clean and/or sand areas to be repaired
- 3- Apply treatments to prevent future damage (rot inhibitors, pest treatments, etc.)
- 4- Cut and fit new lumber to match the existing structure
- 5- Secure new wood with appropriate fasteners and adhesives
- 6- Clean up debris from our work (cut ends, sawdust, etc.) to leave the in a clean and safe condition

List of Items: Front	Side	
Unit 1	2x10 trim board: 2ft x 2 2x6 belly board: 16ft x 2	2x10 window board: 3ft 1x6 window trim: 1ft x 2 2x12 corner trim: 5ft 2x10 trim board: 2ft x 2
Unit 3	Fascia: 5ft	
Unit 5	2x6 Belly board: 18ft 2x10 window board: 2ft	
Unit 6	Fascia: 5ft	
Unit 11	2x10 trim board: 8'	
Unit 12	1x8 window trim: 8'	

Unit 13	2x10 trim board: 6'	
Unit 14	1x4 coener trim: 2'	
Unit 15	1x4 corner trim: 1ft x 2 2x10 trim board: 1ft x 2	1x6 window trim: 1ft 2x10 window board: 1ft x 2
Unit 17	2x10 trim board: 1ft x 2 2x10 pillar trim: 3ft 1x4 pillar trim: 4ft	
Unit 18	2x10 pillar trim: 2ft	
Unit 19	2x10 window trim: 1ft x 2	
Unit 22	1x4 corner trim: 1ft x 2	1x4 corner trim: 1ft x 2
Unit 23	2x10 window board: 1fr x 2 2x10 board trim: 1ft x 2 1x4 corner trim: 1ft x 2	2x10 board trim: 1ft x 2 1x4 corner trim: 1ft x 2
Unit 24	2x10 window board: 1ft x 2	
Unit 25	2x10 window board: 1ft 1x4 corner trim: 1ft	
Unit 32	1x4 trim: 1ft 1x4 corner trim: 1ft x 2	
Unit 34	1x6 window trim: 2ft 2x10 board trim: 3ft	
Unit 35	1x4 corner trim: 1ft x 2 2x10 trim board: 1ft x 2 1x4 corner trim: 1ft x 2 1x4 pillar trim: 1ft 1x6 garage trim: 1ft	2x10 board trim: 1ft
Unit 36	1x6 window trim: 5ft	
Unit 37	1x6 window trim: 1ft 2x10 pillar trim: 1ft 1x4 pillar trim: 1ft	
Unit 48	1x4 pillar trim: 5'	
Unit 49	2x10 pillar trim: 3' 1x4 pillar trim: 5'	
Unit 50	roof line fascia: 2'	
Unit 52	2x10 trim board: 8' 1x4 window trim: 15'	
Unit 55	pillar trim: 3'	
Unit 64	1x4 corner trim 4'	
Unit 70	chimney trim corner: 32' 2x10 trim board: 6'	
Unit 71	2x10 window trim: 8' 1x6 belly board: 8' chimney corner trim: 8'	
Unit 72	2x10 window trim: 8' belly board: 28'	
Unit 74	belly board 28' door frame 1' brickmold 2 pcs 1x6 window trim: 4' 2x10 window trim: 12'	
Unit 76	1x6 window	
Unit 77		1x6 window trim: 4' 2x10 window trim: 2'

Unit 78	1x6 belly board: 4'
Unit 83	1x4 corner trim: 4' 2x10 trim board: 2'
Unit 86	1x6 window trim: 4' belly board: 4'
Unit 87	2x10 trim board: 2' 1x6 corner trim: 2'
Unit 89	2x10 pillar trim: 3'
Unit 92	2x10 trim board: 2' 1x6 window trim: 8'
Unit 94	2x10 window trim: 2' 1x6 window trim: 2'
Unit 98	2x10 trim board: 2'
Unit 100	pillar trim: 3'
Unit 101	2x10 window trim: 2' 2x10 trim board: 12' 1x4 corner trim: 16'
Unit 102	2x10 trim board: 8' 1x4 chimney trim: 8' 2x6 belly board: 12'
electrical room 4	1x4 corner trim 2'
electrical room 5	1x4 corner trim 12

PROJECT NOTES

- 1- Owners are responsible to remove Christmas light holders, staples, and/or hanging basket hooks prior to our crew's arrival. Additional charges may apply if we must remove or paint around them.
- 2- We require water and/or electrical services to perform this work. If alterations to the services are necessary, these additional costs are the Owners' responsibility.
- 3- Sometimes, an exterior painting project can be disrupted and even delayed by the discovery of rotten wood. And for good reason: the last thing you want to do is paint over wood that needs to be replaced. That's why we're pleased to offer you carpentry services should the need arise.
- 4- If we find additional items—either during our painting surface preparation or while initial repairs are underway—we will immediately communicate this to the strata for approval before proceeding.
- 5- Due to the nature of this work—along with potential scheduling challenges and scope expansion—we cannot always complete wood repairs in sequence. Thus, it may be necessary to return at a future date to complete them. We will communicate this to you and coordinate painting of repaired areas to follow the carpentry work.

Thank you in advance for your co-operation. We believe everyone will be pleased with the finished projects.

From Your Council

