



CCI South Alberta Recognition Awards

After a short hiatus CCI South Alberta felt the time was right to bring back our Condominium of the Year Award and the Volunteer of the Year Award. Over the last 18 months the volunteers and condominium corporations have outdone themselves!

These prestigious CCI South Alberta Awards recognize the dedication and contributions made by the condominium corporation, as well as by an individual to their condominium community.

The incredible submissions for both award categories made for a difficult decision by our judges! The Condominium of the Year is awarded to the condominium that set itself apart by overcoming challenges and who has created a community of culture and social opportunity. Condominium's may be self-managed or may be managed by a management company. The winning Condominium is awarded their Membership fees, bragging rights, and a feature article in the CCI Review Newsletter. If the winner is managed by a management company the firm also receives an advertisement or write-up of the company.

We would like to congratulate the 2021 Award Winners announced at the September 30, 2021, Annual General Meeting!



Condominium of the Year – 2021 Winner

The Condominium of the Year Award winner for 2021 is Glorond Place located in the Olde Town area of Okotoks. The pride that the residents and Board Members show in their community is evident with many changes over the last

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join our mailing list



CCI South Alberta Chapter

- To keep updated on chapter events;
- To receive updates on industry news and condominium related issues;
- To network with other CCI South Alberta members;
- To sign up for future CCI events.

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Canadian Condominium Institute
South Alberta Chapter

THE VOICE OF CONDOS IN CANADA

Formed in 1982, the Canadian Condominium Institute is a national, independent, non-profit organization dealing exclusively with condominium issues and representing all participants in the condominium community

OUR MISSION

To lead condominium owners and industry members through education and advocacy with integrity and professionalism.

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The LCCI Designation Program

(continuation from page 1)

few years including improvements to landscaping, roadways, the building themselves, and of course making the safety of the community children a primary focus. This was never more evident than this past winter season where the Board encouraged the residents to participate in the Lite Up Okotoks. With over 80% of the Units participating Glorond became a Christmas Village which garnered a feature in the local media.

In writing their application Glorond Place captures a condominium corporation who has become an integral part of the community as it “is common to see the streets adjacent to Glorond Place closed to traffic, when families stroll the streets during the annual Show & Shine, featuring hundreds of Cars and Trucks of yesteryear.” During the event there are also musical displays, food outlets and business owners selling their products and services. “A Taste of Okotoks” which supports local businesses including Okotoks’ food scene.

Glorond Place is well deserving of CCI South Alberta’s 2021 Condominium of the Year Award!

Volunteer of the Year – 2021 Winner
The Volunteer of the Year Award is difficult for our committee judges to narrow down. The passion, time, expertise and diverse roles of volunteers and the countless number of people who volunteer give back to their

condominium corporations makes it even more so.

The CCISA Awards Committee looks for a Volunteer who has been nominated for specific projects they have been instrumental in, how the condominium community has benefited because of the volunteer’s commitment and duration of volunteering. The 2021 winner received a personalized plaque and \$250.

The Volunteer of the Year Award winner for 2021 is Kim Schulte of Tudor’s Condominium. As a longtime resident of The Tudor’s he has served the condominium corporation in many ways which include seven years on the Board as President, Vice-President, and Member-at-Large.

The Tudor’s is a self-managed condominium Kim’s dedication has taken on many roles comprising website development, assisting with the identifying repair and maintenance requirements for the site, overseeing security improvements, working with the Reserve Fund Advisory Committee, and as the primary contact with Alberta Health Services through the pandemic.

It is unmistakable that the projects, duration, diverse roles and how The Tudor’s condominium community as benefited because of Kim’s instrumental commitment and concern for the Tudor’s Community. Congratulation’s Kim you are well deserving of the 2021 Volunteer of the Year Award.



At a Glance

ANNUAL GENERAL MEETING (HYBRID) -

Thursday, September 30, 2021

FIRESIDE CHAT WITH THE EXPERTS ON

October 29, 2021	Builder's Liens
November 25, 2021	Managers are from Mars, Boards are from Venus
January 27, 2022	The Concrete Parkade Conundrum
February 24, 2022	Asbestos, Mould, Microbial Awareness in Condos
March 31, 2022	Legal Costs for Condominium Corporations
April 28, 2022	RECA Condominium Licensing Update
May 26, 2022	Speedy Board Meetings
June 30, 2022	Mix & Mingle

COURSES

CM101	Directors Education
CM100	Fundamental Management Principles
CM Introductory	Financial Management & Successful Budgeting
CM200	Practical Management Principles
CM300	Specialty Management Issues

! notice

CCI-SA has taken steps to support the temporary social distancing measures currently being implemented to arrest the spread of COVID-19.

Please check our website for updates on events as they become available.

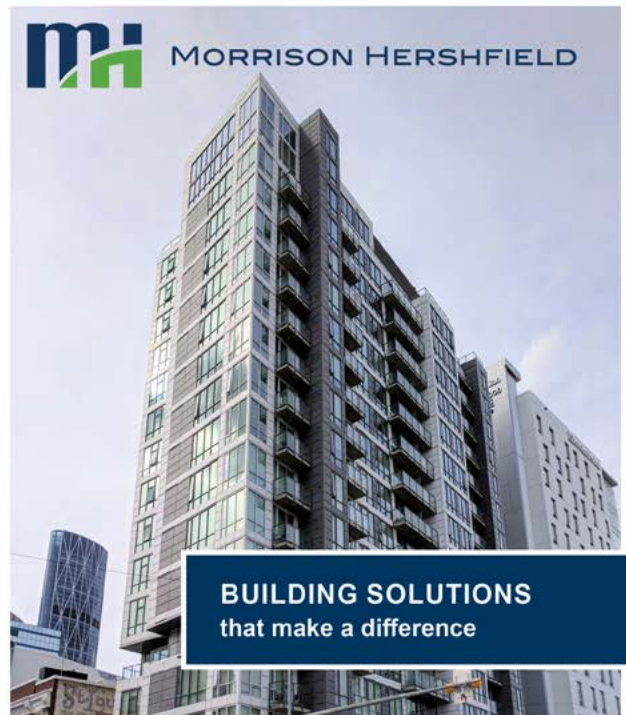
*Please note the CCISA Board has decided to continue virtual events for the time being. Please review CCI South Alberta COVID-19 SAFE EVENTS POLICY on the website

BUILDING SERVICES

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The Consultant's Role and What to Expect During a Project

By Michael Ball and Jamie Cheng

Having a consultant involved in your project can save you time and money while ensuring your construction project goes according to plan. A consultant will help you figure out the issues before embarking on costly repair projects and help create a targeted yet wholistic rehabilitation plan best suited for your project. Once the project is under way, a consultant will provide quality assurance and deal with the contract administration that accompanies a construction project.

Investigation

The first step in a project is investigating the issue. You may know something is wrong, but need to find out what and why. For instance, maybe there is a water leak at the roof or windows, or there are cracks in the wall. It is very important to determine the source of the problem, otherwise you may take an incorrect approach that won't be successful.

Sometimes, you think something might be wrong and you need to find out for sure. Ways to determine if something is wrong include:

- Technical Audits (compares the intended design to the actual construction and aims to find workmanship problems, hazards, and large risk deficiencies)
- Building Exterior Visual Assessments (per the City of Calgary Maintenance By-Law involving safety concerns)
- Specific Investigations (roof condition assessments, parkade condition assessment, water testing, etc.)
- Building Envelope Condition Assessments (overall detailed assessment of

the building envelope's construction, deterioration levels, and risk)

- Reserve Fund Studies (capital expense planning)

While investigation is a great way to understand your building and determine the source of any active problems, a condominium's Reserve Fund Study is also a valuable source of information. Make sure you understand your Reserve Fund Study and the repairs and replacements forecasted.

Planning and Design

As mentioned, part of the consultant's role is to help you see the big picture prior to spending significant amounts of money. For example, let's say you are intending a window replacement. Do you need to take half of the building's cladding off to properly detail your new windows? What damage might you cause removing some of it? How are you detailing the window installation and can you tie-in other work easily at a later date?

A consultant will help you work through these issues and provide wholistic recommendations so you can plan in the best interests of your condominium. In addition, consultants can provide specifications for tested high-end materials and techniques for repairs. A consultant will assist with your understanding of the best-practice design used, not just the minimum code requirement. In addition, ➔

A consultant will assist with your understanding of the best-practice design used, not just the minimum code requirement.



A good consultant will help you navigate the complexities involved in a construction project so you can rest assured your project has the best chance of success.

understanding material compatibilities and manufacturer's installation sequences is of great importance during the design phase, and a consultant will assist with these matters.

Procurement

During this phase of a project, the consultant will recommend contractors for the work. They will assist with providing tender documents to the selected bidding contractors and conducting a site walk-through of the project so everyone is on the same playing field and understands the scope. During the tender the consultant will answer questions from the bidders, receive bids on the project when the tender closes, review the bids, and recommend a contractor to the client for their selection explaining and summarizing the tender documents received.

This is a valuable service to ensure you can effectively compare apples to apples with the bids received. Also, an experienced consultant can 'see through' some of the pricing provided and may in some cases provide the condominium with perceived risks that will better prepare them for issues during construction.

Construction

Contracts are extremely important in rehabilitation projects. The consultant will guide this process by using standard contracts such as the CCDC2 Stipulated Price Contract. The contract ensures specific roles are contractually assigned to the parties involved, and define parameters like pricing and scheduling, along with other conditions.

During the actual construction, the consultant's role is mainly to provide quality assurance services and administrate the project so it proceeds per the contract's intent. The consultant will conduct site reviews during the work and provide direction to the contractor related to quality issues, take care of contract administration like payment certificates, change orders, requests for substitutes, etc., conduct final deficiency reviews, and assist with the project close out, including the collection of warranty documents and final permit closeouts.

What to Expect During Construction

Common things to expect during construction include:

- Changes in scope and price - There are often hidden conditions uncovered when the work proceeds that can change the scope of work and, consequently, the price. Be

prepared that the tender price will not be the final price.

- Disruption - Expect construction noise and disruption to occupants, including limited access to some facilities or areas.

- Complaints - It is inevitable you will receive occupant complaints about the construction on site. Your property manager or a representative board member should filter which complaints are directed to the board and which can be directed to the consultant.

- Paperwork - Construction projects generate a lot of paperwork. A good consultant will help you sort out and provide guidance and recommendations. Don't sign anything you don't understand and ask your consultant questions when needed.

- Contract Arbitration - The consultant's duty is to be objective and fair to all parties involved. Do not expect the consultant to automatically side with the owner. The consultant is to arbitrate the contract in the first instance and recommend resolutions to any disputes in a fair and reasonable manner.

- Communication - Report things you see on site to the consultant who will then provide direction to the contractor if needed. Do not provide feedback directly to the contractor as this is often the source of miscommunication which can affect the project greatly.

Construction projects can get messy and stressful, but are necessary to keep your condominium in its best shape, avoid compounding deterioration issues, and maintain resale value. A good consultant will help you navigate the complexities involved in a construction project so you can rest assured your project has the best chance of success.

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Since 2005, New Concept Management Inc. has established itself as one of Calgary's leading condominium management companies in Calgary, Alberta

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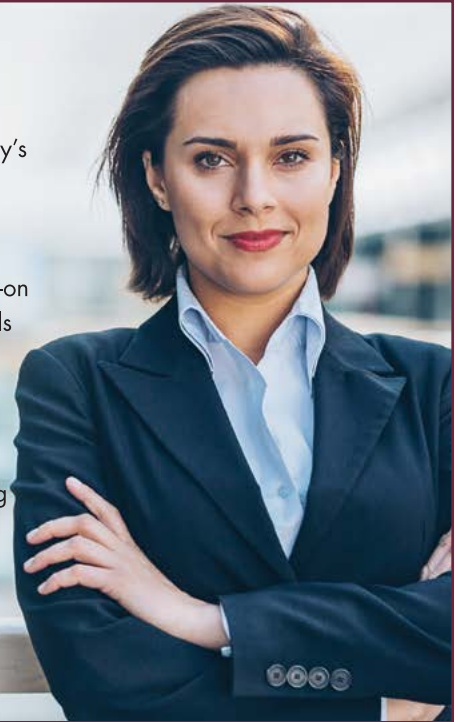
New Concept Management Inc. prides itself on managing all dealings with a hands-on approach, we listen, we communicate and we follow through. One of our main goals is educating condominium corporations, boards, owners, and residents in order to achieve the highest standard of living possible.



What makes us different...

New Concept Management Inc. believes that maintaining and building relations with all parties involved in condominium management is key to effective communication.

This value ensures that condominium corporations, boards, owners, and residents are all informed and up-to-date on the workings of the condominium.



We are here for YOU... To learn more about New Concept Management Inc. and what we can offer contact us



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CCI South Alberta 2021 LCCI Designation Recipients

On July 1, 2021, CCI launched a new designation. The Leader of the Canadian Condominium Institute or LCCI!

The LCCI is a multi-disciplinary designation for professionals and trades who provide expert services to the condominium industry. Backed by CCI's reputation, LCCIs are able to demonstrate their competence to current and potential clients and to others in their professions. Holding an LCCI marks you as a leader and helps you stand out from competitors.

Please help us celebrate and congratulate CCI South Alberta's First LCCI Designation Recipients'!

If you are a Professional or Individual Member that meets the designation criteria, we welcome you to apply for this designation. The designation is open to any CCI member who provides goods and/or services, through annual employment time and volunteer time, to or within the condominium/strata/ copropriété industry. The designation is open to any particular profession or trade.

For more information on the criteria visit cci.ca/about/LCCI-designation. 



Maria Bartolotti



Andrew Fulcher



Ryan Coles



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Ways to Keep Your Business Safe This Year

By Chris McKenzie

When it comes to managing your condominium corporation, security is always top of mind. While your condominium corporation may not have retail or office space and may not necessarily have products or services your corporation, does manage the safety of people who call your corporation home.

There are steps that you can take to ensure that the building is secure both physically and virtually. Physically securing a facility involves creating a space where your visitors feel comfortable and relaxed, while virtually protecting their information safely.

Hire a Third-Party Security Firm

The easiest way to manage your corporations security is to hire a third-party security firm. Third-party security is a convenient way to keep your spaces monitored by trained professionals. Hiring out your security services means you can get a brand-new perspective on how well your site is secured. You won't have to deal

with additional payroll issues or staffing, as the security firm is responsible for those aspects.

Change Computer Passwords and Door Keypad Codes Often

No one likes getting the dreaded notification that your computer password is set to expire, but frequent changing of passwords is one of the easiest ways you can keep your company's information (including your clients' data) secure. Change and create strong passwords and keeping them updated every few weeks; especially when the Board changes or someone you may have on staff moves on.

Besides computer passwords, also consider changing any passwords used for entry door keypads on a regular basis. Changing these keypad codes means less people have access

to your building's code at any given time. Have a plan in place when changes occur to staff or set a policy on when to change the manual door locks to prevent old keys from still working.

Keep All Areas Well-Lit

An investment that corporations should make in their safety system is to keep all areas well-lit at night. Keeping parking lots and entrances easily visible can help to deter criminal activity. Don't assume lights are always functioning properly. Develop a system for frequently checking light fixtures for broken bulbs or malfunctioning parts. Notify your maintenance group immediately if an issue is detected.

Keep Landscaping Tidy and Free of Clutter

While most owners and corporations want to keep their site well landscaped, be mindful of the larger plants and objects that you use on the property. Overgrown hedges and thick foliage can create hiding spots for intruders. Make your landscaper aware of your safety concerns and develop a landscaping strategy that fits your expectations but keeps everyone safe.

Get Started

CCI South Alberta has a member companies who specialize in security and protection – check out the Member Directory under the Resources tab at our website: ccisouthalberta.com

cci



Besides computer passwords, also consider changing any passwords used for entry door keypads on a regular basis.



Unpaid Condo Fees



Mask and Vaccine Requirements



Improper Owner Claims

When it really counts, clients count on SVR.



Evictions



Cannabis Grow and Smoking Violations



Construction Warranty Disputes

For help with any condominium matter, please contact



Dionne Levesque



John McDougall



Kate Kozowyk



Stuart Gray

Scott Venturo Rudakoff LLP's condominium lawyers can provide advice and recommend action on every legal aspect of condominium living.

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Welcome to new members

Individual Member

Teresa VanWeele
Nadine Godlonton
Margo McKee
Mairead Walsh
Jocelyn Doucette
Donna Saari
Mark Hambridge
Martin (Ba)Robinson
Cathy Robinson

Condominium Corporation Members

Tuscarora Manor

Professional Member

HazProRestoration
Matthew Heron
JRS Engineering
Mike Dietrich

Business Partner Member

CondoVoter
Sean McKim
Mark Lunnin
United Supreme Group
Condo Document Inspection
Centre Inc
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WExcel Realty Management Ltd.
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Bruce Blight
Linda Brown
John Burton
Tannis Carlson
Therese Cooke
Shelley Cooper
Howard deGa
Glenn Dmetrichuk
Jocelyn Doucette
Habiba Elahee

Dennis French
Pamela Friesen
Yves Gagnon
Shirley Ganong
Terry Gibson
Nadine Godlonton
Graeme Gorham
Jonathan Grose
Jim Haggins
Mark Hambridge
Darwin Hoimyr
James Jay
Maureen Jenkins
Ernie Johnson
Ramsey Kostandi

Jack Kotyk
Albert Krygier
Laura Lowry
Michelle Lucente
Lillian Lupuliak
Peter Lycklama
Robert MacLeod
Kathleen McCabe
Gail McDermott
Debbi McDonald
Margo McKee
Patricia Melville
Andrea Morgan
Laura Mrochuk
Wendy Noble

Frits Pannenkoek
Byron Preston
Cathy Robinson
Martin (Bart) Robinson
Barry Rosenfelt
Donna Saari
Glen Schmidt
Tracy Schuhart
Marie Templeton
Teresa Van Weele
Mairead Walsh
Thomas Young



CCISAC Half Year Memberships are now available!

Half year memberships expire on June 30, 2022

For more information or to become a CCISAC Member
visit ccisouthalberta.com/membership/join-today
Questions: admin@ccisouthalberta.com

CONDOMINIUM CORPORATION MEMBERSHIP

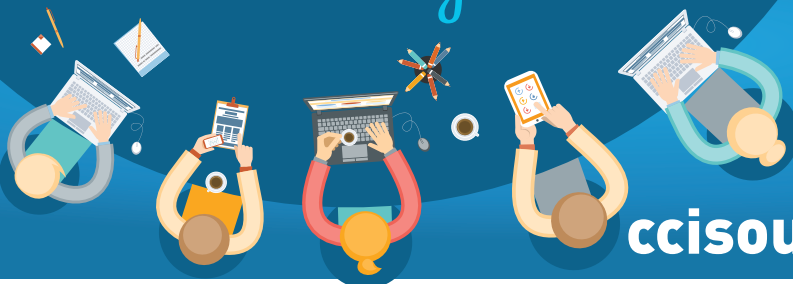
Agora Condominiums (CP 0010282)
Carefree Resort (CP 8621413)
Christie Point CC#9512707
Coachway Green CP8211095
Colonial House (CP 9811329)
The Owners Condominium Plan 9210296
Country Lane Estates CC 0311515
Condominium Corp #0312860
Eau Claire Estates (CP# 8310913)
Evergreen Village (CP 8911305)
Fairway Greens Condominium (cc 90111137)
Fairway Village Condominiums
(CC# 90111137)
Gladstone Village (931 2049)
Heritage Manor (CP 8011110)
Norwood Grande
Park Place (Condominium Corporation
#1310141)
Pine Pointe Place (CP 982 0328)
Redberry Ridge Condominium
(CC# 0915066)
Sierra Morena Villas (CC#: 9510122)
Sierras of Country Hills (CP 0012058)
Stella Nova (CP#: 0414396)
The Estates at Terrace View (CCN 0711493)

Mesa at Crystal Shores 9840
CC No, 0510521
The Sierras of Richmond Hill (CC#:
9511939)
The Tudors at the Landings (CP 0311055)
The View at Sunrise (CC#: 0712458)
Varsity Towers (OCP# 8912018 OP)
Westchester Pointe Garden
Whitehorn Village Retirement Residence
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Sheep Creek View Condominium (CC#:
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Creskide Village CCN 1311195
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Partnership (No 051-3792)
Champagne Condominium (CC#: 1311832)
Poplar Green (CC#: 0012525)
CC# 9510648 Southridge Village Mall 648
Southridge Village Mall (CC#: 9512009)
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Townhomes of Peacekeepers Way
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Evolution (CCN 1512254 519)
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Keller Engineering is a multi-disciplinary engineering and building science firm that provides building and systems assessment and associated repair and renewal consulting services. Since the company's formation in 1982, Keller Engineering has worked with a diverse range of clients across several markets including condominium, commercial, residential and public buildings.

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CONDOMINIUM SERVICES

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- Reserve Fund Studies
- Performance Audits
- Technical Audits
- Investigations and Testing
- Energy Audits and Incentive Grant Assistance
- Building Rehabilitation Project Design and Coordination in Occupied Properties
- Mechanical and Electrical Systems Upgrades and Repairs

Our management team would be pleased to meet with condominium boards and property managers to discuss our services and how Keller Engineering can assist you with your building maintenance needs.



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CWB Maxium Financial	Pierre Sauve	1 (800) 3795-888 ext. 399	Pierre.Sauve@cwbmamaxium.com
Manulife Securities	Kevin Rendek	(403) 230-3909	kevin.rendek@manulifesecurities.ca
MMCA & Associates	Dorin Mihalache	(403) 402-2679	info@mmcaassociates.ca
Morrison Financial Services Limited	Matthew Solda	(416) 391-3535 ext. 117	msolda@morrisonfinancial.com
Northfront Financial Inc.	Andrew Rodych	(403) 571-8960	andrew.rodych@northfront.com
Shahid Naqi Professional Corporation	Shahid Naqi	(403) 407-2647	shahid@shahidnaqi.com
VersaBank	Karl Neufield	(604) 984-7564	karln@pwbank.com
William J. Rhind & Associates Ltd.	Will Pozzo	(403)283-1378	will@wjrind.com

■ BUILDING SCIENCES/ENGINEERING/RESERVE FUND STUDY

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JRS Engineering	Mike Dietrich	(403) 615-6619	mdietrich@jrsengineering.com
Keller Engineering	Andree Ball	(613) 224-1594	aball@kellerengineering.com
Morrison Hershfield	Tara Ersser	(403) 246-4500	tersser@morrisonhershfield.com
Read Jones Christoffersen Ltd.	Ryan Coles	(403) 338-5818	rcoles@rjc.ca
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Licensing updates for Condo Managers

As you probably know, all condominium managers in Alberta had to become licensed by the Real Estate Council of Alberta [RECA] in late 2021. RECA is now the governing body for the condominium industry responsible for licensing, oversight and setting standards for practitioners within the industry. There are approximately 800 Condominium Managers in Alberta and each one of them has a provisional license. They will all have to successfully take between 1 and 3 exams in order to obtain a full license by the end of 2022. CCI South Alberta is excited to announce it has partnered with CCI North Alberta and AREA (Alberta Real Estate Association) and has developed courses for these licensees to take. The link for the courses can be found in the RECA website. All the managers I have spoken to are hopeful that this new licensing will lead to an increased level of professionalism in the industry and the public can rest assured that all managers will henceforth be licensed to a very high standard.





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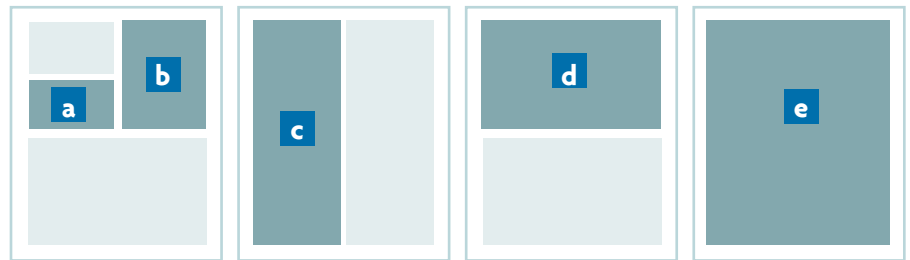
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