



## CCI South Alberta President's Message

By Stephen Cassady • President, CCI South Alberta Chapter

All organizations should have a natural life expectancy for their leadership – and that time has come for CCI South Alberta. After four years helming this organization – this fall I am going to step down (and yes, it looks like we have a good team in place to take over).

And there are really two groups of people I would like to reach out and give significant kudos to.

The first and primary is our members – the individuals, the professionals, the sponsors, and the corporation. Year in, year out, you support us and more importantly challenge the organization to move forward and succeed. It's amazing, but so many of you have expressed expectations of our chapter. You have not been passive in voice – but quite active. That's fantastic, and that's highly motivating. It's only because of you that your board works month in and month out (and they do), to better this organization.

The other is the people who have served on the chapter board for the last four years with me. Each of you are in part saints for always smiling at the new approaches and challenges I kept laying down for the organization, and you are as well freaking brilliant for taking those challenges and trumping them. Let me go farther, not only did you trump any challenge I put in front of you, you all delivered well beyond that. You are a board that has brought exceptional value and pride to our membership.

This board especially should be noted for taking on more responsibility. Four years ago we had an organization where all the power was centralized in the hands of the president, and now we have transferred that to our committees, which each board member participates on one or more of them. More importantly, the committees have been empowered – and now make real decisions. And I have to tell you, it's fun being a president that's given his power away to the committees and the board. Without reservation, it's a great feeling to empower talented and energetic people (our board), people who are one and all way more talented than I, to exceed in what they do well.

That's really it. This is a chapter about our people – from members, to committee participants, to board volunteers; this is all here because of you. I've been exceptionally lucky to have the support I have been given by everyone in the chapter.

Anyways, it's time to retire these worn shoes. Let other people take the opportunity to shine brighter than I ever could. And I know that your continued support of the chapter will only reward you further as others take the helm.

And yeah, that's my final rant. ;-)

Stephen Cassady  
President, CCI South Alberta

### in this issue...

- |    |   |    |  |
|----|---|----|--|
| 3  | City making progress on a multi-family recycling strategy | 18 | Summary of <b>Shores</b> Decision: Questions and Options |
| 6  | Welcome to New Members                                    | 22 | Protecting Your Board's Investment with GICs             |
| 7  | Shingle Roofing: What's below the surface is important    | 24 | Individual Membership                                    |
| 13 | The CCI & what it means to you                            | 25 | Condominium Corporation Membership                       |
| 14 | Condo of the Year Contest                                 | 26 | Professional Membership                                  |
| 16 | CCI Wants You To Join Our Committees!                     | 28 | Sponsor Membership                                       |
| 17 | Thank you to Minister Bhullar                             |    |  |

# South Alberta Chapter

Who to contact and how to get your ad into the Review

## CCI South Alberta Chapter Board of Directors 2012-2013

### PRESIDENT

Stephen Cassady  
247Condo

### VICE PRESIDENT

John McDougall, LL.B.  
Scott Venturo LLP

### SECRETARY

Janet Porteous  
Condo-Smart Inc.

### TREASURER

Stephen A. Tomchishin, CMA  
William J. Rhind & Associates Ltd.

### DIRECTORS

Maria Bartolotti  
New Concept Management

Michael Ball, P.Eng.  
Morrison Hershfield Ltd.

Greg Cortese  
Renfrew Insurance Ltd.

Evelyn Thompson, ACCI, FCCI  
Rancho Realty Services (1975) Ltd.

Andrew Fulcher  
Prairie Management & Realty Inc.

Laurie Kiedrowski, LL.B.  
McLeod & Company LLP

Lorraine Williamson  
Condo Check

### OFFICE ADMINISTRATOR

Melanie Bennett

Canadian Condominium Institute  
South Alberta Chapter

PO Box 38107  
Calgary, AB T3K 4Y0  
Phone: (403) 253-9082  
Fax: (403) 220-1215

E-mail:  
administrator@ccisouthalberta.com  
Website: www.ccisouthalberta.com



PO Box 38107, Calgary, AB T3K 4Y0  
Ph: (403) 253-9082 Fax: (403) 220-1215  
E-mail: administrator@ccisouthalberta.com  
Website: www.ccisouthalberta.com

## CCI REVIEW

### Advertising Opportunity

- Showcase your products & services to individual owners, board and Property Managers of Calgary condominiums.
- The CCI Review is one of the many benefits enjoyed by Members of the Canadian Condominium Institute, South Alberta Chapter.

Please email advertisements preferably in PDF format to:  
administrator@ccisouthalberta.com

### Advertising Rates (one issue):

Business card (3.5" x 2").....	\$75.00	<input type="checkbox"/>
¼ Page (3.5" x 4.25") .....	\$125.00	<input type="checkbox"/>
½ Page (3.5" x 9" or 7.75" x 4.25") .....	\$250.00	<input type="checkbox"/>
Full Page (7.5" x 9") .....	\$400.00	<input type="checkbox"/>

Please indicate which size advertisement you wish  
to have included in our publication.

Name:

Company:

Address:

Phone:

Email:

UPON RECEIPT AN INVOICE WILL BE SENT

**Thank You for Advertising  
in the CCI Review!**

# City making progress on a multi-family recycling strategy

**A**fter more than a year of consultations with residents, building owners, private recyclers and other groups, The City is making steady progress in developing a strategy for multi-family recycling for condo and apartment residents. Waste & Recycling Services has been connecting with residents, property owners and private recycling firms over the last 18 months to develop a strategy to broaden recycling opportunities for multi-family residences.

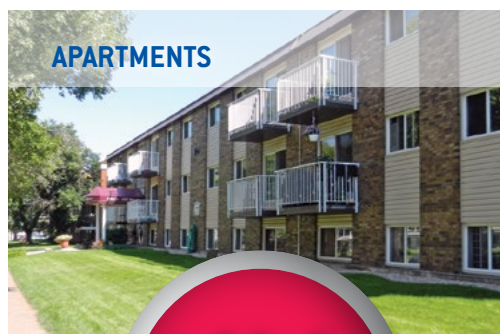
Work completed to date includes the following:

- A **telephone survey** of 500 multi-family residents was conducted in fall 2011 to determine current behaviours and attitudes towards recycling and organics management. Results showed that 90 per cent of residents support a multi-family recycling program.
- Waste & Recycling Services engaged industry stakeholders (recyclers, markets, rental and

condominium association and environmental non-governmental organizations) about how they wish to participate in the engagement process.

- Stantec Consulting Ltd. was hired through a Request for Proposals process in early 2012, to develop and conduct the **stakeholder engagement** and develop a multi-family waste diversion strategy.
- As a starting point and to gain valuable insight on the issue, Stantec compiled a **summary of multi-family waste diversion programs** across North America.
- In July 2012, Stantec held three **industry stakeholder focus groups** to determine:
  - Opportunities and constraints to increasing recycling and organics diversion in multi-family dwellings;
  - What an ideal program might look like; and
  - What role The City should play in multi-family recycling.

*Continued on page 4*



APARTMENTS



TOWNHOMES



HIGHRISES

#1

FOR WINDOW & DOOR REPLACEMENT

- 5 year installation warranty
- Over 30 years experience
- Licensed, bonded, insured, WCB certified
- Comprehensive product warranty
- Knowledgeable staff
- Commercial financial solutions



1-800-639-8846 | [awwreno.ca](http://awwreno.ca)



## City making progress on a multi-family recycling strategy (cont'd)

- Stantec conducted an **online survey** in fall 2012 to learn about current waste management habits and thoughts on the future of multi-family waste diversion.
- An industry **stakeholder workshop** focusing on identifying solutions and options to enhance multi-family waste diversion was also held in fall 2012.

The City has now developed three potential strategy options from the information gathered in 2011 and 2012:

Option	Description	City's Role
<b>Option 1</b>  Bylaw mandating recycling	<ul style="list-style-type: none"> <li>• All multi-family buildings/complexes would be required to provide recycling services for their residents for the same materials that are collected in the Blue Cart program.</li> <li>• Each building/complex would negotiate their own contract with a private service provider.</li> </ul>	<ul style="list-style-type: none"> <li>• Perform inspections to ensure compliance with bylaw.</li> <li>• Respond to lack of service concerns with education and, ultimately, enforcement.</li> </ul>
<b>Option 2</b>  City co-ordinated, privately serviced program	<ul style="list-style-type: none"> <li>• City mandated program with an associated program charge.</li> <li>• City contracts out all collection service to private recycling companies.</li> </ul>	<ul style="list-style-type: none"> <li>• Set and collect program fee.</li> <li>• Contract private service providers through a Request for Proposals process and manage those contracts.</li> <li>• Determine how each building/complex is serviced and by whom.</li> <li>• Respond to service concerns.</li> </ul>
<b>Option 3</b>  City co-ordinated, mix of public and private collection services	<ul style="list-style-type: none"> <li>• City mandated program with an associated program charge.</li> <li>• City arranges for service, either by providing it or by contracting it out to private recycling companies.</li> </ul>	<ul style="list-style-type: none"> <li>• Set and collect program fee.</li> <li>• Contract private service providers through a Request for Proposals process and manage those contracts.</li> <li>• Determine how each building/complex is serviced and by whom.</li> <li>• Respond to service concerns.</li> <li>• Provide collection service.</li> </ul>

These three options were presented at two public open houses held in April 2013 and in an online discussion forum open from April 15 to May 5, 2013. Public participants in both the open houses and online discussion were shown three potential service options and asked to provide their thoughts on each model.

As the public engagement phase winds down, feedback gathered from the open houses and online discussion will be presented to industry stakeholders on May 30, 2013 to further develop the potential recycling strategy options.

Waste & Recycling Services will report back to Council by February 2014 on progress in multi-family recycling in Calgary, and provide recommendations for a multi-family recycling program that considers partnerships with the private sector to be implemented in the 2015 to 2017 business cycle.

For more information, visit [calgary.ca](http://calgary.ca) and search "multi-family recycling".





MORRISON HERSHFIELD

*People • Culture • Capabilities*



Water Penetration Investigations  
& Mold Remediation

Code Reviews & Fire Systems

Technical Audits &  
Warranty Reviews

Reserve Fund Studies  
& Capital Planning

HVAC & Plumbing

Building Envelope &  
Parkade Restoration

Tel 403-246-4500

Fax 403-246-4220

[morrisonhershfield.com](http://morrisonhershfield.com)

## Welcome to New Members

- Tracey Blankert Rocky Cross Construction South Limited  
*Professional Member*
- Betty Clarke  
*Individual Member*
- Gordon Cumming  
*Individual Member*
- Lisa Feist Streetside Developments Corp  
*Professional Member*
- Mark Hambridge  
*Individual Member*
- Robyn Hauck Re/Max Realty Professionals  
*Professional Member*
- Brian Shedden Entuitive Corporation  
*Professional Member*
- Bella Lusso Condominium
- Condominium Plan 0312860
- Redwood Manor Condominium

### Note to all Members:

Your membership will be up for renewal June 30th. Renewal invoices will be sent out via email the first week of July.

Please ensure you renew early and update all contact information.

### Did you miss one of our luncheons?

Did you know you can access PowerPoint presentations from our informative luncheons on our website as a member only privilege?

Head to [www.ccisouthalberta.com](http://www.ccisouthalberta.com) and click on the Resources tab and members only resources. Type in password: CCIMilestone and a list of current presentations is available to you.



**Larlyn**  
**PROPERTY MANAGEMENT LTD.**  
PARTNERS IN MANAGEMENT SOLUTIONS

### Family Owned and Operated since 1975

#### A Legacy of Integrity, Trust & Care

Property management counts. When it comes to protecting your assets and serving your owners, you have to go with a proven partner.

- The only condominium management firm to obtain ISO 9001:2008 certification
- Exclusive VIP vendor programs, Director and Resident website portals
- Free Director Orientation Workshops
- Personalized Service from Experienced Experts

Reap the rewards of our vast national resources and purchasing power while enjoying all the benefits of superior local knowledge, accountability and control.

For more information contact Michael Holmes, President/Broker.  
403-693-0022 ext. 3304 or [mrholmes@larlyn.com](mailto:mrholmes@larlyn.com)  
5925 12th Street SE, Suite 212, Calgary

*Specializing in Condominium Management*



[www.larlyn.com](http://www.larlyn.com)



# Shingle Roofing: What's below the surface is important

By: Chris Love and Jonathan Maynard, Halsall Associates

*The roof is leaking, the shingles look old, and the downspouts are dripping.  
It must be time to replace the roof... or is it?*

Shingle roofs may seem simple, but a roof is actually a system of interconnected parts. Some of these parts are visible from the outside, but many are hidden in the attic. When it comes to assessing, improving, and replacing each of your roof's components, making the right decision can have a lasting impact on performance.

## Assess Your Roof

To understand your roof's present condition and confirm if it is functioning properly, each roof component should ideally be assessed by an independent third-party roof professional, such as an engineer or roofing consultant. When identifying issues, the professional should also indicate if repair or replacement is required. Even if there are issues, such as leaks, dripping downspouts, or deteriorated shingles, this does not necessarily mean that you will have to replace the entire roof and drainage system.

Leaks should be addressed immediately to avoid damage to the underlying structure and interior finishes. Source the leakage point and repair it. If your downspouts are dripping, have your roofing contractor check for clogs or split joints. These simple and effective repairs can defer major expense.

Additionally, while deteriorated shingles are a sign of aging, they may still have a few years of remaining life. Your professional should be able to accurately identify their remaining life, saving your corporation money and buying you time to generate the necessary funds for full replacement.

*Continued on page 8*



*Aged shingles have ragged edges and lose their coloured granules (see debris in the gutters)*



## Condominium Law Group

Heather M. Bonnycastle, Q.C.	403.873.3703
James E. Polley	403.873.3709
G. Brent Cooper	403.225.6409
Mark Rathwell	403.225.6419
Shane B. King	403.254.3849
Laurie S. Kiedrowski	403.225.6413
Stephanie D. Whyte	403.254.3687
Michael C. Kwiatkowski	403.873.3706
Jesse S. Moe	403.254.3694

Condominiums and Multi-Family Developments  
Project Development  
Financings and Mortgages  
Bylaw Drafting and Enforcement  
Foreclosures and Arrears

[www.mcleod-law.com](http://www.mcleod-law.com)

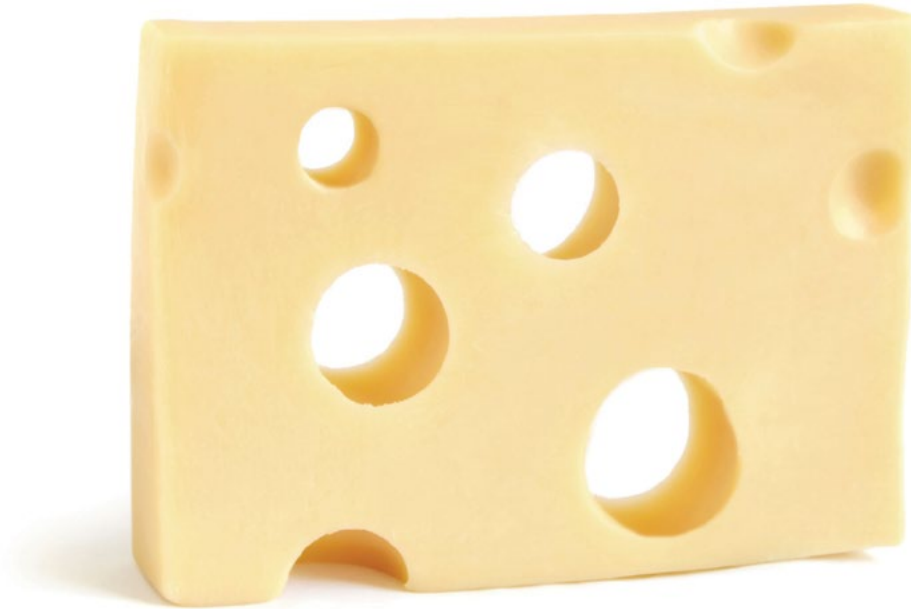


CRYSTAL DELEY, RPA, ACM, CMOC  
President

8, 11010 - 46<sup>th</sup> STREET S.E.  
CALGARY, AB T2C 1G4  
[www.acms.ca](http://www.acms.ca)

OFFICE PHONE 403-253-7525  
DIRECT LINE 403-258-4200  
FAX 403-253-0673  
EMAIL [crystal@acms.ca](mailto:crystal@acms.ca)

If this is your Reserve Fund,



CondoFlex can help.



We don't need to tell you how condo repairs and upgrades can wreak havoc with operating budgets and underfunded reserves.

CondoFlex allows you to fund repairs or improvements now while amortizing over the long term. And you'll meet the legal obligation to maintain your condo and preserve property value.

It's that simple. And as easy as calling 1-800-784-2504 or visiting [condoflex.ca](http://condoflex.ca)



# Shingle Roofing: What's below the surface is important (cont'd)

By: Chris Love and Jonathan Maynard, Halsall Associates

## Checklist and Tips for Evaluating and Improving Your Roof Components

### Asphalt Shingles and Plywood

What to look for	Tips
<ul style="list-style-type: none"><li>• Missing shingles</li><li>• Worn or "curled" shingles</li><li>• Loss of the coloured granules that protect the black asphalt shingle</li><li>• Increased gaps between shingles or tabs</li></ul>	<ul style="list-style-type: none"><li>• Immediately replace missing shingles to avoid leaks</li><li>• Replace worn shingles if they correspond to a leak location</li><li>• Redirect downspouts so water does not directly drain onto shingles</li><li>• If there are no leaks but there are large areas of worn shingles, plan and budget to replace shingles in the next one to three years</li></ul>
<ul style="list-style-type: none"><li>• Staining/darkening on the plywood sheathing</li></ul>	<ul style="list-style-type: none"><li>• Repair leaks above stained plywood</li><li>• Check for ventilation problems that could be causing condensation on the wood</li><li>• Replace stained or rotten plywood when shingles are replaced</li></ul>

Continued on page 10



Use downspouts to direct water from upper to lower roofs; this reduces wear on the shingles.

# Shingle Roofing: What's below the surface is important (cont'd)

By: Chris Love and Jonathan Maynard, Halsall Associates

## Insulation and Air Seals

What to look for	Tips
<ul style="list-style-type: none"><li>• The attic should be cold in winter (nearly the same temperature as outside)</li><li>• Insulation thickness (min. R-41 is required for houses/ townhouses that fall under Part 9 of the 2006 Alberta Building Code)</li></ul>	<ul style="list-style-type: none"><li>• Add insulation to save energy and reduce ice damming (adding insulation to an older roof is not required by code)</li><li>• Use soffit baffles to hold insulation away from soffit vents (see "Venting")</li><li>• Seal pot lights, wires and pipes to the air/vapour barrier under the insulation</li></ul>

## Venting

What to look for	Tips
<ul style="list-style-type: none"><li>• You should be able to see daylight through the soffit vents (base of roof) and upper vents</li><li>• There should be a minimum of 1 ft<sup>2</sup> of venting for every 300 ft<sup>2</sup> of attic space; vents should be balanced between soffits and upper ridge vents</li><li>• Check that bathroom and kitchen exhausts have sealed and insulated ducts, and are connected to an upper roof vent</li></ul>	<ul style="list-style-type: none"><li>• Pull insulation away from vents to allow free air movement</li><li>• Add soffit and/or upper vents as required to remove warm air from the attic (this will help reduce ice damming)</li></ul>

Continued on page 11

# Your common-sense partner. Your trusted technical advisor. Your Consulting Engineer.

At Halsall, we take the time to understand your needs and to communicate our recommendations in a language you understand.

For you, this adds up to condo solutions you can rely on.



Member of: **cci**

# Shingle Roofing: What's below the surface is important (cont'd)

By: Chris Love and Jonathan Maynard, Halsall Associates

## Flashings

What to look for	Tips
<ul style="list-style-type: none"><li>• Rust, holes, or gaps in metal flashing</li><li>• Metal should lay flat against walls and be sealed to brick/siding</li><li>• Caulking around flashings should be flexible, not hard or cracked</li></ul>	<ul style="list-style-type: none"><li>• Repair/replace flashings at leak locations</li><li>• Replace hard/cracked caulking</li><li>• Install metal flashing at roof valleys and other drainage paths to reduce wear on shingles</li></ul>

## Gutters (Eavestroughs) and Drains

What to look for	Tips
<ul style="list-style-type: none"><li>• Drips/leaks during or after a rain storm</li></ul>	<ul style="list-style-type: none"><li>• Ensure gutters are free of debris</li><li>• Reslope gutters so they drain quickly</li><li>• Seal gutter joints to eliminate leaks</li><li>• Drain downspouts onto grade or into a rain barrel, not into weeping tile below grade</li></ul>

Continued on page 12



Ducts should be connected and sealed to the upper roof vents. The duct in this picture is not installed properly and allows warm, humid air from a bathroom fan to blow into the attic.



# Shingle Roofing: *What's below the surface is important* (cont'd)

By: Chris Love and Jonathan Maynard, Halsall Associates

## Ready to Replace

When the time comes to replace the entire roof, it's important to select the appropriate shingles and to ensure they are installed properly.

Standard 3-tab shingles typically have organic or glass fibre reinforcement and a 15- to 30-year life. Architectural or "laminated" shingles have a double-layer construction that increases their life by 15 to 25 per cent. They provide higher wind resistance and have an upgraded appearance, being available in many colours and textures. These shingles carry a warranty of up to 40 years. Today, there is typically a minimal cost premium to upgrade.

When replacing shingles, the roofer must provide waterproofing membrane at key locations, including the bottom roof edge (parallel to the gutters), along the valleys, and around vent stacks and chimneys. This is necessary to meet Code for long-term performance purposes. Nails should be installed through shingles according to Manufacturer's instructions.

Shingles "self-seal" in warmer months. If shingles are installed in winter, consider having the roofer apply a dab of caulking to each shingle to seal the tabs so they don't lift up in heavy winds.

Finally, make sure that membrane and metal flashings are properly installed so details are water-tight. Metal should look straight and flat. Screw heads should be sealed with a dab of caulking.

## The bottom line

Seek the advice of a roof professional to help evaluate and manage your roof. Hire a roofer with proven experience, good references and a team-oriented attitude. Conduct small repairs periodically, and understand your options when it is time to replace the roof.



*Waterproofing membrane (lighter grey) installed at base of roof and in valleys; roofing underlayment (black sheets) covers remaining plywood before the shingles are installed.*

For more information on shingle roofing, please contact:



**Chris Love,**  
B.Tech., RRC, LEED® AP  
403.255.7946  
[clove@halsall.com](mailto:clove@halsall.com)

**Jonathan Maynard,**  
BA, C.E.T., RRO, LEED® AP  
403.255.7946  
[jmaynard@halsall.com](mailto:jmaynard@halsall.com)



*An earlier version of this article was published in the CCI Golden Horseshoe Chapter newsletter, Condo News.*





*Dear Maria: I've heard of a group called the Canadian Condominium Institute and I'm wondering who they are and what they do?*

Belonging to a professional institute brings increased professionalism, knowledge and awareness to your business, board and management style. A professional association like the Canadian Condominium Institute (CCI) can offer insight into how the industry works and how to navigate it.

The CCI is the Voice of Condominium in Canada. Formed in 1982, CCI remains the only national condominium focused association. They have four major objectives:

### ***To Education***

As the saying goes, "knowledge is power," CCI offers educational programs designed to inform its owners about condominium life. They help equip directors with the skills necessary to conduct the affairs of a corporation and to qualify managers to better administer the operations of the condominium through luncheons, workshops, classes and publications.

### ***To Develop Standards***

The CCI has developed standards in the areas of Law, Accounting, Property Management, Insurance and Real Estate. Through education and examination, the institute extends professional associate status upon those of its members who attain the required standards.

### ***To Offer Referral Resources***

Referral resources are made available to Members seeking professional services and information.

### ***To Improve Legislation***

The CCI represents condo owners/director issues at the government level when required.

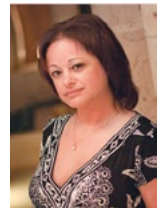
The CCI operates primarily through Chapters across the country. The National membership meets during the Spring to discuss matters related to the industry, and once each fall for the Annual General Meeting. Day to day business at the National level is conducted through the National Board, its Executive, and various standing and ad hoc committees.

The CCI's Calgary chapter, in fact, has been heavily involved in giving input to inform provincial authorities on the ongoing study to revamp the Condo Act, which will have a big impact on the province's multi-family developments.

The CCI is proud to be an independent, non-profit organization dealing exclusively with condominium issues. Membership fees are based on \$4 per unit, with a minimum of \$100 a year to a maximum of \$260 a year.

When someone asks me "why should I join CCI?" the answer is simple. You have nothing to lose and everything to gain. As a long standing Board member and the President of the Education Committee, the value you receive from the institute as stated above is invaluable.

***Maria Bartolotti is the owner-manager of New Concept Management Inc. She has developed a strong reputation for rendering timely and efficient services to the condominium***



*industry. Maria believes that her company's success hinges on her hands-on approach to condominium management as well as maintaining open lines of communications with her clientele. Maria is actively involved in her industry. For more information, visit [www.newconceptmanagement.com](http://www.newconceptmanagement.com)*

Suite 101, 221 18 St SE,  
Calgary, Alberta T2E 6J5  
Bus: 403-398-9528 Ext. 7  
Fax: 403-398-0751

[www.newconceptmanagement.com](http://www.newconceptmanagement.com)



If you feel that your condominium is a great place to live, then consider entering the CCI-South Alberta Chapter

# Condo of the Year Contest

**EASY  
TO APPLY!**

- \* Tell us how your condo builds community spirit.
- \* Tell us your story about something special/unique your condo has done.
- \* Tell us if you have overcome any financial concerns.
- \* Tell us about some unique features about your condo.



## CCI invites all corporations to enter the Condo of the Year contest.

Finalists will be selected by the CCI South Alberta Chapter Awards Committee and the winner will be featured in an upcoming quarterly issue of the CCI Review Newsletter.

The winner will be announced at the 2013 Annual General Meeting September 24, 2013 and will be presented with a plaque for their corporation.

Share your success with the condo community!



Interested applicants should complete the form on the reverse side and submit to:

Canadian Condominium Institute  
South Alberta Chapter  
PO Box 38107, Calgary, AB T3K 4Y0  
or email to: [administrator@ccisouthalberta.com](mailto:administrator@ccisouthalberta.com)

**ENTRY DEADLINE: August 30, 2013**

## Please let us know a little bit about your condo...

\* Tell us how your condo builds community spirit:

---

---

---

---

\* Tell us if you have any social or cultural committees or clubs:

---

---

---

---

\* Tell us if you have a special/unique story about your condo:

---

---

---

---

\* Tell us about some unique features of your condo:

---

---

---

---

Name:

Condo Corporation:

Mailing Address:

City:

Province:

Postal Code:

Phone:

Email:

*It is a requirement your Condominium Corporation is a current member of the CCI South Alberta Chapter; are you a current member?*

## CCI Wants You To Join Our Committees!

As the South Alberta Chapter gears towards a more Committee based structure we are encouraging our members to come join us in one of our exciting committees. We currently have 6 Committees seeking new faces. Below are listings and descriptions of each. If you feel you have the time, drive and commitment to join our committee's please contact our Administrator Melanie for additional information.

### ***Education Committee***

The Education Committee is involved in all educational aspects of the Chapter such as our 101, 100, 200 & 300 courses, seminars and monthly luncheons. The Committee is responsible for new course development and all educational material.

### ***Communication Committee***

The Communication Committee is responsible for overseeing and implementing new initiatives in all media communications, newsletter and website.

### ***Awards & Recognition Committee***

The Recognition Committee is responsible in overseeing and reviewing the National ACCI, FCCI, DSA Award Submissions as well as local chapter awards and implementing the new Chapter of the Year award.

### ***Membership Committee***

The Membership Committee is responsible for recruitment, membership growth incentives and retaining memberships.

### ***Government Communications Initiative Committee***

The Government Communications Initiative Committee is working together to correspond with Municipal Officials around South Alberta. This Committee is actively involved in the New Home Warranty legislation changes and aims to bring forward issues pertaining to condominium living on a Municipal level.

### ***Trade Show Committee***

The Trade Show Committee is working on a joint venture in organizing a Trade Show for the CCI South Alberta Chapter and other organizations.

## 24 Hour Emergency Response

Mitigation & reconstruction following  
any disaster - flood, fire, sewer, mould & more

**403-287-7700**  
**www.smcalgary.com**

**ServiceMaster of Calgary**



# *Thank you to Minister Bhullar*



**SOUTH ALBERTA CHAPTER**  
PO Box 38107, Calgary, AB T3K 4Y0 • Tel: (403) 253-9082 • Fax: (403) 220-1215  
Email: [administrator@ccisouthalberta.com](mailto:administrator@ccisouthalberta.com) • Website: [www.ccisouthalberta.com](http://www.ccisouthalberta.com)

your condo connection

03 June 2013

The Right Honourable Manmeet Bhullar  
Minister of Service Alberta  
MLA Calgary-Greenway

Minister Bhullar –

CCI South Alberta thanks you and your government for the changes brought to the Condominium Property Act through Bill 24.

The change that was made solved a legislative uncertainty that was leaving thousands of Albertans in financial and operational limbo regarding their condominium corporation. It would be no exaggeration that change effected by Bill 24 resolved a dire problem affecting all bare-land condominiums.

Most importantly, we appreciate the timeliness in enacting the change to the Condominium Property. Our organization feels that you specifically went out of your way to rapidly understand the issue, consult for a solution, and then propose and pass legislative change in a rapid timeframe. It is appreciated to see such support from our elected representatives.

Minister Bhullar, CCI South Alberta thanks you and your government for your continued hard work and diligence in addressing the condominium sector's needs and pains.

Thank you –

Stephen Cassady  
President, CCI South Alberta

# Summary of *Shores Decision*: Questions and Options

By John M. McDougall, SCOTT VENTURO LLP

In October 2012, the Alberta Court of Queen's Bench issued its decision in *Maciejko et al v. The Owners: Condominium Plan No. 9821495* (the "*Shores*" decision). The case dealt with a bareland condominium with townhouses that operated in what I would say is the "usual" bareland fashion. That is, the condominium units were marketed as "care free" and the bylaws contained a definition of "managed property" which the Corporation was responsible for maintaining. There was a Restrictive Covenant registered on individual unit titles that confirmed that fact. The Corporation had been collecting reserve fund assessments for the reserve fund, which included the maintenance of the managed property.

Without going through the mechanics of the entire decision, suffice it to say the Court concluded two major issues:

1. The bylaws and Restrictive Covenant were upheld - a bareland Condominium Corporation **can** be charged with the responsibility and obligation of maintaining what was defined as "managed property"; and
2. The *Condominium Property Act* was clear that reserve funds and the collection of fees for same was exclusively for common property and there can be no pre-collection of funds to be put into a reserve fund for managed property.

*Continued on page 19*



Specializing In: Condominiums, Office Buildings, Apartment Buildings, Single Family Homes

**DIVERSIFIED MANAGEMENT SOUTHERN**

**MANAGING PROPERTIES FOR 34 YEARS...JUST LIKE WE OWN THEM**

Members of  
BOMI International,  
Calgary Apartment Association,  
Canadian Condominium Institute,   
Better Business Bureau

dms@divsouth.com • 218, 222-16th Ave. NE, Calgary, AB **403-230-7376**

***Diversified Management Southern provides a wide range of property management, leasing, administrative, financial and insurance services. We specialize in the areas of condominiums, multi and single-family dwellings and commercial properties.***

***We would like to thank you for your business and referrals. Your loyalty, support and commitment have allowed us to continue to be cost effective and innovative in this ever changing market.***



# Summary of Shores Decision: Questions and Options (cont'd)

By John M. McDougall, SCOTT VENTURO LLP

The Judge giving the decision was obviously unhappy in doing so as several pages of the decision are devoted to what he calls “the worst possible outcome from a business point of view” and he only suggests a change in the bylaws to a true bareland scenario or legislative amendment as the possible alternatives to the problem at the Shores, and presumably, other condominiums in the same position.

Not only has the Shores decision caused confusion and was appealed, it left lawyers in a situation of not being able to answer very appropriate questions posed from bareland condominium boards in the same position as the Shores, namely:

- Should bareland condominiums continue with collection of fees for the reserve funds (and if they do, could they be personally liable for doing so given they know about the Shores decision)?
- Can boards use the money in the reserve fund for expenses this year?
- Should the money that is in the reserve fund be paid back to the owners given it was collected improperly (and to whom, if there has been a change in ownership of units)?

The Government became aware of the problem that the Shores decision gives rise to, and indicated it would rectify that problem with an amendment to the legislation.

It was not clear initially whether the legislative change would be by a “miscellaneous amendments” Act or to the *Condominium Property Act* when it is amended completely. While the miscellaneous legislation amendment would be quicker, it was not known when it would occur. Similarly, it was not known when the appeal of the decision would be heard, or what its outcome might be.

A number of options dealing with the Shores decision were discussed amongst condominium lawyers, and they were:

1. Amend the bylaws to true bareland bylaws as suggested by the Judge in Shores;
2. Amend the Condominium Plan to a conventional plan from a bareland plan;
3. Apply to Court for a stay of the Shores decision as it applies to a particular bareland condominium;
4. Do nothing and continue as before until someone challenges it.

*Continued on page 20*

Specialized financing for Alberta's condominium corporations.

## Finally, an alternative to lump-sum special assessments for condominium repairs

**Strata  
Capital**  
CORPORATION



[www.stratacapital.ca](http://www.stratacapital.ca) 780.863.7872

# Summary of *Shores* Decision: Questions and Options (cont'd)

By John M. McDougall, SCOTT VENTURO LLP

There were numerous condominiums that did request lawyers to apply to the Alberta Court to have the decision in *Shores* revisited and perhaps stayed, however that was ultimately unnecessary as the Government made good on their promise to amend the legislation. On May 6th 2013 the government tabled bill 24 which amended Section 38 of the *Condominium Property Act* to provide as follows:

## **1(1) The Condominium Property Act is amended by this section.**

### **(2) Section 38 is amended**

(a) in subsection (1) by striking out “and” at the end of clause (a), by adding “and” at the end of clause (b), and by adding the following after clause (b):

(c) any property of an owner in respect of a bare land unit that the corporation is required by bylaw to repair and replace,

### **(b) by adding the following after subsection (1):**

(1.1) If, before the coming into force of subsection (1)(c), a corporation was required by bylaw to repair and replace property of an owner of a bare land unit, the collection and expenditure of funds to repair and replace that property are valid if

(a) the collection and expenditure occurred on or after the date the bylaw took effect under this Act, and

(b) the collection and expenditure would have been in compliance with subsection (1) if subsection (1)(c) had been in force at the time the collection and expenditure occurred.

The bill passed all three required readings in the first week it was introduced and then received royal assent and was proclaimed to become law on May 27th 2013. The amendment effectively solved most of the problems associated with the *Shores* decision listed above. It should be noted that the amendment does not resolve ALL issues dealing with the *Shores* decision. The amendment deals with property in respect of “bare land units” rather than all property that the bylaws require a condominium to repair manage and maintain. There could be issues where conventional condominiums are required to pre-collect money in a reserve fund for property that is not caught by the new amendments. Perhaps this will be dealt with when the entirety of the *Condominium Property Act* is amended through the review process that it is currently underway.



Specializing in Condominium Insurance Appraisals  
and

Reserve Fund Studies

Commercial / Industrial / Multi-Family Residential

Ph: 403-241-2535

Fax: 403-241-1120

TF: 1-866-941-2535

E-mail: [info@relianceconsulting.ca](mailto:info@relianceconsulting.ca)

## ClearVu

Window Works 

- ✓ Caulking
- ✓ Solar Control Film
- ✓ Privacy Film
- ✓ Hardware Replacement
- ✓ Weather Stripping
- ✓ Sill Refinishing
- ✓ Window Washing

**403.246.8805**

[clearvucanada.com](http://clearvucanada.com)

**Moisture in your Windows?  
Don't replace...RESTORE!**

**ClearVu**  
Thermal Pane Restoration



Proudly Servicing  
Calgary Since 2004

ClearVu is growing and we are looking for  
additional team members immediately.  
Visit [facebook.com/clearvucanada](https://facebook.com/clearvucanada)





# Protecting Your Board's Investment with GICs

By Samir Desai B.Sc, B.Comm, RBC Dominion Securities

Guaranteed Investment Certificates (GICs) are often a popular choice for condominium managers, condo board members or individuals looking to invest without losing their initial capital.

But how can you get the most competitive rates when interest rates are low?

As an Investment Advisor, I often work with condominium management and boards who are faced with the dilemma of seeking growth in a low interest rate environment without wanting to lose the principal protection that fixed-income investments can provide. With interest rates as low as they have been, it can be hard to squeeze out a major interest payment from a GIC investment. But there are options for protecting and diversifying your investments without requiring you to take on additional risk.

"Diversification" is a term often used in equity investment discussions. In plain terms, diversification means spreading your investments across a range of sectors, geographic areas and asset classes to protect your portfolio from a downturn in one particular sector, asset class or region. But diversification can also be part of the discussion on GIC investing too.

The Canadian Deposit Insurance Corporation (CDIC), has certain rules to protect GIC investments. Namely, the CDIC insures eligible deposits at each CDIC member institution, up to a maximum of \$100,000 (principal and interest combined). If your condo board opens an account at any Canadian bank and invests in the GICs of that specific bank, then only \$100,000 (including interest) of the investment is protected in the event of the bank's default. If you took out a \$500,000 GIC at the same bank, you would still only be protected for \$100,000. So what if you want to protect an investment of \$500,000?

First, note that CDIC coverage is "per issuer." If you have \$500,000 in ABC Bank GICs, you are protected up to \$100,000. However you are protected for up to \$100,000 for each GIC offered by Bank ABC, Bank DEF, Bank GHI and so on.

*Continued on page 23*

**SUPPLY INSTALL SERVICES**  
Exterior Renovations Specialists



- **CSA CERTIFIED ENERGY EFFICIENT WINDOWS & DOORS**
- **SIDING & SOFFIT**
- **STRUCTURAL & ENVELOPE RESTORATION**



**FREE ESTIMATES 403.640.1334**  
**SISLTD.CA**

SHOWROOM LOCATED AT:  
3517-64TH AVE. SE

Working in partnership with  
**Landlords, Condo Boards and Property Managers**

*Specializing in  
banking services  
and condominium  
reserve fund investments.*

**Protect your Investment**  
• Cash management solutions  
• Risk-free, high interest investments

**Convenient Service**  
• One-stop rate shopping from leading  
financial institutions



**WILLIAM J. Rhind**  
& ASSOCIATES LTD.  
INDEPENDENT DEPOSIT SERVICES

455 Marsh Road NE, Calgary, AB, T2E 5B2  
Phone (403) 283-1378 | Fax (403) 283-1678  
Will@wjrhind.com  
[www.wjrhind.com](http://www.wjrhind.com)

# Protecting Your Board's Investment with GICs (cont'd)

By Samir Desai B.Sc, B.Comm, RBC Dominion Securities

Second, not all investment firms are created equally. Some can only offer their own products, while others can offer GICs and other fixed-income instruments from a variety of issuers. RBC Dominion Securities, for example, has access to GICs from over 32 different institutions. This means if you wanted to invest \$500,000 into a 1-year GIC, you could split the total investment across five or six other institutions' 1-year GIC offerings and still be protected for the total value, since each investment is provided from a different issuer. Better yet, firms with broader access can also "shop around" multiple issuers for the most competitive rates of return on your investment.

In this highly competitive environment, I've found many boards and condo managers appreciate this strategy not only for the higher rates that can access, but because it demonstrates their dedication to protecting the reserve fund – and their shareholders.

For more information on CDIC protection of GIC investments, visit [www.cdic.ca](http://www.cdic.ca).

This article is supplied by Samir Desai, an Investment Advisor with RBC Dominion Securities Inc. Member-Canadian Investor Protection Fund.

Samir Desai B.Sc, B.Comm  
Investment Advisor

<http://dir.rbcinvestments.com/samir.desai>

Phone 403-216-4797  
Cell 403-464-4123  
Fax 403-299-6512

RBC Dominion Securities  
Crowfoot West Business centre  
410-600 Crowfoot Cres NW. Calgary AB T3G 0B4



**NEW CONCEPT  
MANAGEMENT INC.**  
Condominium Management Through  
Integrity and Fidelity

*Let us impress YOU!  
Call our office for more  
information*

Main: 403.398.9528 Fax: 403.398.0751  
[Info@newconceptmanagement.com](mailto:Info@newconceptmanagement.com)  
[www.newconceptmanagement.com](http://www.newconceptmanagement.com)



... please follow us on

#### We Offer:

- Full Condominium Property Management Services
- Partial Condominium Property Management
- Self Condominium Management Consulting
- Condominium Document Reviews
- Appointed Condominium Administrators
- Condominium Foreclosure Analysis Consulting
- ...and Much More

# Individual Membership

As of June 1, 2013

David Bee  
Sharon Bowes  
Terry Brown  
John Burton  
Stephen Cassady  
Tracey Cote  
John Cox  
Betty Clark  
Gordon Cumming  
George Forsyth  
Tracey Grills  
Mark Hambridge  
Harold Hansel

Cathy Haslam  
Ed Heck  
Philip Horch  
James Kelly  
Marvie Kenny  
Glenn Kenny  
Audrey Kokesch  
Roger Lamy  
Roy Lindseth  
Suzanne Longley  
Brenda Mamer  
Kathleen McCabe  
Paul McKenna

Lenore Mills  
Craig Natland  
Paul Natland  
Kristine Ravnsborg  
Gerrit Rosenboom  
Barry Rosenfelt  
Mary Waldbauer  
Lorraine Williamson  
Susan Wennerstrom  
Bridget Wilson  
Cheryl Young



237-8600  
Fax: 290-1530

*Qualified Property Management With  
Over 25 Years of Professional Service.*

**EMERALD**  
MANAGEMENT & REALTY LTD.

**Proven Performance**

- Single Family
- Condominiums
- Apartments
- Commercial/Industrial

1036~10TH AVE. S.W. CALGARY, AB T2R 1M4



**Property Solutions Advisory Inc.**

Serving  
Western  
Canada

C. Nelson Gaudry, Pres.  
AACI, P.APP., CRP, CPPA

Reserve Fund Planners

Insurance & Personal Property Appraisals

ICI Real Estate Appraisers & Consultants

Tel. 403.346.6666  
Fax 888.781.1104  
Cell 403.505.9939  
cngaudry@telus.net  
propertyolutionsadvisory.ca



# Condominium Corporation Membership

As of June 1, 2013

Agora Condominiums  
Aviara  
Brighton Court  
Carefree Resort on Gleniffer Lake  
Chaparral Pointe Adult  
Condominiums  
Chateaux on the Green Phase II  
Christie Point  
Cimmaron Pointe Condominium  
Coach Bluff Villas  
Coachway Green  
Colonial House  
Condominium Plan 0312860  
Condominium Plan 0211484  
Condominium Plan 9210296  
Condominium Plan 0212098  
Condominium Plan 1111949  
Condominium Plan 7711582  
Country Lane RV Park  
Dalton Square  
Dana Village  
Dorchester Square  
Dreamview Village Edgemont  
Dreamview Village Riverbend  
Eau Claire Estates

Edgepark Villas  
Evergreen Village  
Fletcher Village  
Glenbrook Meadows  
Heritage Manor  
Holly Springs  
Killarney Grande  
Killarney Meadows  
Kingswood Estates  
Kings Heights  
Lakeview Green Phase II  
Lowery Gardens  
Manhattan Condominium  
Corporation  
Mount Pleasant Court  
Oakhampton Court  
Orchard Place  
Park Place  
Pine Pointe Place  
Pines Condominium Association  
Polo Park Phase 5A  
Prairie Sands Townhomes  
Ranchland Meadows  
Renfrew Villa  
Redwood Manor Condominium

Riverview Court  
Rocky Ridge Villas  
Rutland Mews  
Sierras of Country Hills  
Sierras of Taylor Drive  
Sierras of Tuscany  
Sun Valley Business Park  
Sunrise Place Condominiums  
Springview Court  
Storybook Village  
The Homesteads  
The Mansions at Prominence Point  
The Tudors at the Landings  
The Victoria  
The View at Sunrise  
The Villas of Wentworth  
Varsity Estates Villas  
Varsity Towers  
Westchester Pointe  
Westgate on 8th  
Westpointe  
Whitehorn Village Retirement  
Residence  
Willow Tree Village



**RANCHO REALTY  
(1975) LTD.**

**Property Management Services**

#4, 5508 - 1st Street S.E.  
Calgary Alberta T2H 2W9

**Direct Line (403) 640-9376**  
Bus. (403) 253-7642  
Fax. (403) 253-8207  
ethompson@ranchogroup.com

**Evelyn Thompson, A.C.C.I., F.C.C.I.**  
Residential Division Manager  
Real Estate Associate

# Professional Membership

Canadian Condominium Institute – South Alberta Chapter as of June 1, 2013

## Accounting/Finance

Eric Bloomquist	Bank West	403-304-0580
Christopher Burns	BMO Nesbitt Burns	403-875-6814
Jason Espetveidt	Gentworth Financial Canada	403-831-9745
Samir Desai	RBC Dominion Securities	403-216-4797
Debbie Hensman	Thompson Penner LO LLP	403-283-1088
Stephen A. Tomchishin	William J. Rhind & Associates Ltd.	403-287-9140

## Condominium Management

Marc Bateman	Acclaim Condominium Managers	403-201-7571
Crystal Deley	Accredited Condominium Management Services	403-253-7525
Darren Potter	Asset West Property Management Ltd.	403-678-0039
Dennis Anderson	Benchmark Management Ltd.	403-247-1014
Les Tannas	Capstone Condominium Management Inc.	403-984-0819
Susan Eyre	C-ERA Property Management & Realty	403-266-0240
Grant Pocza	Comres Property Management Ltd.	403-328-0344
Brian Lilley	Condofax Corporation Services Ltd.	403-452-8995
Don Davies	Condominium First Management Services Ltd.	403-299-1810
Doug Davies	Condominium First Management Services Ltd.	403-299-1810
Bob Davies	Condominium First Management Services Ltd.	403-299-1810
Linda Grey-Martin	Condominium First Management Services Ltd.	403-299-1810
Linda Herkert	Condominium First Management Services Ltd.	403-299-1810
Gordon Sieb	Diversified Management Southern	403-230-7376
Lauretta Enders	Emerald Management & Realty Ltd.	403-237-8600
Ed Tkachuk	Hearthstone Property Management Inc.	403-314-0099
Sandra Johnston	Insight Condo Services Inc.	403-288-1630
Khrista Vogt	KayVee Management Inc.	403-526-0505
Dana Gysen	Maverick Management Inc.	403-287-7770
Vicci O'Brien	Montgomery Ross & Associates	403-234-7556
Maria Bartolotti	New Concept Management Inc.	403-398-9528
Dwayne Ropchan	Parterre Property Services Inc.	403-241-2162
Andrew Fulcher	Prairie Management & Realty Inc.	403-995-2810
Evelyn Thompson	Rancho Realty (1975) Ltd.	403-253-7642
Eleanor Kidder	Royal LePage Integrity	403-932-2101
Garey Kirkland	Simco Management (Calgary) Inc.	403-234-0166
Gordon J. Sheward	Tonquin Park Management Inc.	403-680-2830
Judy Walker	Ultimate Property Management Inc.	403-287-3056

## Consulting

JC Bawa	Bambrough & Associates Inc. - Elevator Consultants	403-478-9211
Nina Bhasin	Condo Document Inspection Centre Inc.	403-228-6770
Janet Porteous	Condo-Smart Inc.	403-247-2802
Gerald Quigley	Condospec Inc.	403-245-3666
Randy Brown	Fahrenheit 451 Fire & Security	403-256-6622
Jodi Scarlett	ProStar Cleaning & Restoration	403-695-1082

Continued on page 27

# Professional Membership (cont'd)

Canadian Condominium Institute – South Alberta Chapter as of June 1, 2013

## Arbitration & Mediation

Dolores Herman	HighClouds Inc.	403-919-3809
----------------	-----------------	--------------

## Developer

Lisa Feist	Streetside Development Corporation	403-258-0703
------------	------------------------------------	--------------

## Engineering & Technology

Dave Morrow	Black & McDonald Limited	403- 569-6283
Brian Shedden	Entuitive Corporation	403-604-3075
Don Allen	Excalibur Efficient Buildings Ltd.	403-243-0626
Jon Maynard	Halsall Associates Ltd.	403-255-7946
Maaz Alam	JRS Engineering	403-452-3377
Ron Kellam	Kellam Berg Engineering & Surveys Ltd.	403-640-0900
Michael Ball	Morrison Hershfield Ltd.	403-246-4500
Dana Bjornson	Optimize Envelope Engineering Ltd.	403-990-3369
Fred Edwards	Read Jones Christofferson Ltd.	403-283-5073
Tracey Blankert	Rocky Cross Construction South Limited	403-253-2550

## Insurance

Sherry Bignell	BKI Risk Management	403-276-8766
Greg Cortese	Renfrew Insurance Ltd.	403-299-2849
Michael Acheson	The Cooperators/Rockyview Insurance Services	403-948-1195

## Legal

Alexander Bruce Cameron	Cameron Horne Law Office LLP	403-531-2700
Gordon Van Vliet	Macleod Dixon LLP	403-267-9346
Helen Rees	Masuch Alberta LLP	403-543-1100
Heather Bonnycastle	McLeod Law LLP	403-873-3703
Laurie Kiedrowski, LL.B.	McLeod Law LLP	403-225-6413
James Polley	McLeod Law LLP	403-873-3709
Stephanie Whyte	McLeod Law LLP	403-278-9411
Roberto Noce	Miller Thompson LLP	403-298-2439
Jeffrey H. Selby	Parlee McLaws LLP	403-233-7117
Richard I. John	Richard I John Professional Corporation	403-205-3949
Dionne Levesque	Schuett Law	403-705-1264
John McDougall	Scott Venturo LLP	403-231-8206

## Real Estate & Condominium Sales

Richard Bergeron	Berg Real Estate/Re/Max Realty Professionals	403-214-7718
Karen Hermeston	CB Richard Ellis Alberta Limited	403-750-0809
Eddie Li	CIR Realty	403-667-3388
John Fotopoulos	CO-OPERATORS GENERAL INSURANCE	403-667-4246
Robyn Hauck	Re/Max Realty Professionals	403-689-3306
Eleanor Kidder	Royal LePage Integrity	403-932-2101

# Sponsor Membership

As of June 1, 2013

## Accounting/Finance

Home Investment Management Inc.	Richard Strand	403-229-1485
Pacific & Western Bank of Canada	Brian Conley	403-781-5231
Strata Capital Corporation	Terri-Lynne Belzil	780-863-7872
William J. Rhind & Associates Ltd.	Will Pozzo	403-283-1378

## Condominium Management

1625732 ALBERTA INC.	Karen Sutton	403-512-6335
Astoria Asset Management Ltd.	Lorelei Talbot	403-948-0337
Capstone Condominium Management	Les Tannas	403-984-0819
Condeau Management Services Ltd.	Andy Tarr	403-531-1588
Condominium First Management Services Ltd.	Linda Grey-Martin	403-299-1808
Diversified Management Southern	Joanne Sieb	403-230-7376
Emerald Management & Realty Ltd.	Lauretta Enders	403-237-8600
Gateway Property Management	Gary Gurnsey	403-283-7118
Keystone Grey Property Management	Eldon Morrison	403-668-4866
Larlyn Property Management Ltd.	Michael Holmes	403-693-0022
MCM Property Management Ltd.	Ming Chow	403-262-7955
Monday Management & Condominium Services Corp.	Pamela Wilson	403-230-9405
New Concept Management Inc.	Ashley Leonard	403-398-9528
Rancho Realty (1975) Ltd.	Evelyn Thompson	403-640-9378
Signature Alliance Management Group Inc.	Karen Kovacs	403-254-0344
Sunreal Property Management Ltd.	Mike Stevens	403-343-0200
Ultimate Property Management Inc.	Judy Walker	403-287-3056
York West Asset Management Group Inc.	Angela Bardsley	403-294-0411

Continued on page 29



## *Sponsor Membership (cont'd)*

*As of June 1, 2013*

### ***Consulting***

247Condo	Stephen Cassady	403-770-2939
Alberta Real Estate Association	Debra Bunston	403-209-3608
All Weather Windows	Jory Kelndorfer	403-720-8055
Building Works Ltd.	Susan Peddie	403-235-5400
City of Calgary Water Services	Christian Pfeiffer	403-268-5247
Construction Control Inc.	Johnson Leong	403-457-7744
Clear Vu Canada Inc.	Alan Ring	403-246-8805
Keen Instinct Inc.	David Hawkings	403-852-1301
Mold Squad - A Division of Building Works Ltd.	Erich Krause	403-249-4610
Mold Plus Ltd.	Bret McKay	403-801-4350
Property Solutions Advisory Inc.	Nelson Gaudry	403-346-6666
PooPrints Canada	Barbara MacLean	403-710-6186
Reliance Asset Consulting Inc.	Harold Weidman	403-241-2535
Shaganappi Insurance Services	Lindsay Voth	403-221-7224
Skyline Building Envelope Solutions (CGY) Inc.	Jason Taylor	403-398-0996
SIS Supply Install Services (1994) Ltd.	Jody Roberts	403-640-1334
Trotter and Morton	Walter Galler	403-255-7535
Unicrete Products Ltd.	Cliff Stein	403-723-6951
VTwin Windows and Doors	Tom Vitoliands	403-692-0880

### ***Developer***

Homes by Avi Inc.	Charlene Francis	403- 536-7000
-------------------	------------------	---------------

### ***Disaster Restoration***

First On Site Disaster Restoration	Ian Newman	403-520-7778
Service Master of Calgary Disaster Restoration	Jay Laplante	403-612-6882