

May 08, 2008

To All Strata Property Owners of
Cascade Heights BCS1682.

As an amendment to the Minutes from the Strata Council Meeting held April 10, 2008; your Council has had further discussions regarding the staining of the fences facing the common property in the park.

There have been several suggestions, in the interest of presenting a uniform appearance to the general public, for the Strata to assume responsibility for the staining of all the fences that face common property, include the fence facing Tyler Road. Council sees that the idea does have merit and that it would improve the appearance of the Strata development.

However, this issue goes a bit further than originally thought, with respect to the cost of labour and materials for staining and the current amount at which the Strata fees are set. Council is of the thought that the \$15 per month Strata fee would have to be raised in order for us to afford this. This can only be done at an Annual General Meeting and would have to be voted on and approved by the majority of the Owners. Council will be more than willing to include this item on the agenda for the Fall Annual General Meeting.

At present, the responsibility for the maintenance and staining of the fences that face common property remains with the Property Owner. Council spoke with Bel Homes and was told that the fences were always intended to be on private property, not common property.

Just as a reminder, it is the Owners responsibility to “weed” and maintain their property on the side of the fence facing any common property. It is also the Owners private property, therefore, responsibility, in the empty space between the fences for the lots that back on to each other on Louise Way and Emily Way.

Anyone with questions or concerns should contact the Council by e-mail at council@cascadeheights.ca or by letter to any Council member.

Thank you in advance for your co-operation,

Strata Council for Cascade Heights BCS1682