

CANADIAN CONDOMINIUM INSTITUTE  
NORTH ALBERTA CHAPTER

# INSITE TO CONDOS

## THIS ISSUE:

Meet the new  
Executive Director

Gutter Guard Guidance

Alberta Condo  
Expo Recap

CELEBRATING

*40  
Years*

OF THE  
CANADIAN  
CONDOMINIUM  
INSTITUTE

VOL. 38, ISSUE 1 -FALL 2022

Canadian  
Condominium  
Institute

**CCI**

Institut  
canadien des  
condominiums

North Alberta Chapter



# RESTORING PEACE OF MIND.®



ServiceMaster Restore...proven guidance and expertise every step of the way.

Property damage can be one of the most severe losses that a homeowner can experience. After such a devastating loss, reassurance comes from having clear guidance and support in their time of need. Our certified technicians are more than skilled professionals; they are caring people ready to respond day or night to restore their peace of mind. With one call, we're at your side to provide the best results and customer experience the industry has to offer.



WATER



FIRE



STORM

## 1-800-RESPOND

[servicemasterrestore.ca](http://servicemasterrestore.ca)

*ServiceMASTER*  
*Restore*®

24 HOURS A DAY. 7 DAYS A WEEK. 365 DAYS A YEAR.



More important than your building's location is where your insurance resides

HUB International is the top insurance brokerage for Condominium's in Alberta. Ever since insuring the very first Condominium in Canada we have worked hard to develop and lead the industry with our Condominium program. Today, it is stronger than ever and we would like to bring our services to you and your clients. We pride ourselves in leading the industry in terms of coverages, limits, pricing, broker services and most importantly claims service. We work with property managers and boards alike, tailoring the policy to suit the needs of those specific clients. This would include coverage options, pricing, risk management and board education on insurance as needed.

#### Condo Complete Highlights:

- Specifically designed coverage for Condominium Corporations
- Limits and coverages that exceed the minimum requirements of the Condominium Act
- Unparalleled access to insurance markets
- Loss Control Adjuster on your account – 24/7 live claims service

#### Got HUB?

- 4<sup>th</sup> largest insurance broker in the world
- 2M+ clients around the globe
- 475 offices across North America
- 13,000 employees throughout North America

An International brokerage that delivers like a local agency. Your local HUB offers personal service, individual attention and has the ability to respond quickly to your needs and regional market changes. Collectively, the HUB's are a knowledge powerhouse providing you with specific solutions that are designed by drawing upon our combined skill and expertise.

Hub International Insurance Brokers  
201, 5227 - 55 Avenue NW  
Edmonton, AB T6B 3V1  
1-800-563-5325 or 780-482-6936

#### Contacts:

Dawn Mitchell	Direct # 780-453-8407
Matt Cruikshank	Direct # 780-391-2116
Kelly Barclay	Direct # 780-453-8415
Randy Frost	Direct # 780-453-8427



The Canadian Condominium Institute is an independent, non-profit organization formed in 1982 with Chapters throughout Canada, including the North Alberta Chapter. This organization is the only national association dealing exclusively with condominium issues affecting all of the participants in the condominium community. The Chapters throughout the country provide practical comparisons to the different provincial Acts. The CCI assists its members in establishing and operating successful Condominium Corporations through information dissemination, education, workshops, courses, and seminars.

### Chairperson/Education Co-Chair

Susan Milner - TEGA Property Management  
P: 780-757-7828 E: smilner@tegapm.ca

### President/Government Advocacy Co-Chair

Anand Sharma - 113 West Management Ltd.  
P: 780-784-3003 E: anand@113west.ca

### 1st Vice President/Membership Chair

Hamish Farmer - BFL CANADA Insurance Services  
P: 780-229-3780 E: hfarmer@bflcanada.ca

### 2nd Vice President/Communications Chair

Steven DeLuca - EXP  
P: 780-203-8605 E: steven.deluca@exp.com

### Treasurer

Barbara L. Surry - CPA CMA  
P: 780-467-0562 E: blsurry@blsurrycma.com

### Secretary

Dawn Mitchell - HUB International Insurance Brokers  
P: 780-453-8407 E: dawn.mitchell@hubinternational.com

### Directors

Amber Nickel - Willis Law  
P: 780-809-1888 E: anickel@willislaw.ca

Bereket Alazar - Morrison Hershfield  
P: 587-594-4599 E: balazar@morrisonhershfield.com

Chris Vilcsak - Solution 105 Consulting  
P: 780-945-9606 E: vilcsak@solution105.com

Cody Hodson - Off the Ledge  
P: 587-873-2020 E: cody@offtheledge.ca

Jayson Wood - Complete Care Restoration  
P: 780-370-8997 E: jayson@completecarrerestoration.ca

Jeremy Dalgliesh - Converge Condo Management  
P: 587-920-3550 E: jeremy@convergecondo.com

Kim Clayton  
P: 780-263-3087 E: kimc5140@gmail.com

Sandi Danielson - Prince Property Inc.  
P: 780-416-9098 E: sandi@princeproperty.ca

Todd Shipley, BA, LLB - Reynolds Mirth Richards & Farmer LLP  
P: 780-497-3339 E: tshipley@rmrf.com

### Executive Director

Dan Nielsen - CCI NAB

### Administrative and Communications Coordinator

Beverley Thornton - CCI NAB

### Education Coordinator

Raffaella Loro - CCI NAB

### HOW TO CONTACT US

#37, 11810 Kingsway NW  
Edmonton, Alberta T5G 0X5  
P: 780-453-9004  
F: 780-452-9003  
E: info@ccinorthalberta.com  
WEB: <https://ccinorthalberta.com/>

### FOLLOW US ON SOCIAL MEDIA



@CCINorthAB



@CCINorthAB



@CCINorthAB



@CCINorthAB

### CO-EDITORS

Dan Nielsen, Beverley Thornton, Raffaella Loro

### PRODUCTION MANAGER

Minuteman Press Central

### COVER ILLUSTRATION

CCI North Alberta

This publication attempts to provide the membership of CCI North Alberta Chapter with information on Condominium issues. Authors are responsible for their expressed opinions and for the authenticity of all facts presented in articles. The CCI North Alberta Chapter does not necessarily endorse or approve statements of fact or opinion made in this publication and assumes no responsibility for those statements. Also, the advertisements are paid for by the advertisers and are in no way recognized as sponsored by the CCI North Alberta Chapter. All contributed articles must be original work. All previously published works must be accompanied by the publishers' authorization to reprint. The CCI North Alberta Chapter reserves the right to edit contributed articles for clarity and length, and reserves the right to refuse to publish any contributed article or advertisement.

### ADVERTISING

insite@ccinorthalberta.com

### PRODUCTION

CCI NAB Communications Committee

### PERMISSION TO REPRINT

Permission to reprint is hereby granted provided:

1. Notice is given to the CCI North Alberta Chapter.
  2. Proper credit is given as follows: Reprinted from Insite, CCI North Alberta Chapter. All Rights Reserved.
  3. Articles must be copied in their entirety. Reprinting the entire Insite is Prohibited.
- Only the CCI North Alberta Chapter can reprint the entire issue. To purchase additional copies of Insite, contact the North Alberta Chapter.

### Disclaimer

This Publication is issued with the understanding that the CCI North Alberta Chapter is not engaged in rendering legal, accounting, or other professional services. If legal or other expert assistance is required, the services of a competent professional should be sought.



07 President's Message

08 Membership Musings  
• New Members

09 Education Station

11 Hot Seat with the New Executive Director

18 Alberta Condo Expo 2022 Recap

## Thanks to our 2022-2023 Annual Sponsors

### Platinum Sponsors



### Gold Sponsors



### Silver Sponsors



### Bronze Sponsors



22 Gutter Guard Guidance

26 Early Bird Contest Winners

36 Year in Review

39 Business Directory



**PANELESS**  
property services

**780.707.8385**  
www.panelesswindow.com  
contact@panelesswindow.com

**WINDOW CLEANING  
EAVESTROUGH CLEANING  
PRESSURE CLEANING**



## A tailored approach to risk management.

At Gallagher we tailor risk management solutions and insurance coverage to the changing needs of your condominium association. Our commitment to the highest service standards makes it easy for you to do business with us.

### Proud supporters of the CCI.

For more information go to [ajgcanada.com](http://ajgcanada.com) or call  
 michael\_boisclair@ajg.com      michael\_arnold@ajg.com  
 403.299.2465                      403.299.1692

© 2018 Arthur J. Gallagher & Co. | Arthur J. Gallagher Canada Limited



Insurance | Risk Management | Consulting



# MESSAGE FROM THE PRESIDENT

BY ANAND SHARMA

## WELCOME TO THE FALL EDITION OF THE INSITE TO CONDOS MAGAZINE

Things feel different. Since the pandemic began, the world seems to have slowed down (unless you are a condominium manager!), and now it feels like we are trying to make up for lost time. This is certainly the case with CCI North Alberta, however our work during this period never stopped. Much of the past two years have been about holding it together; doing what we can in a changed world when it comes to advocacy, education, and communicating with our members and the public. Guiding our members and condominium corporations through the pandemic became a focus. Learning to communicate effectively online in a virtual environment became a focus. Finding ways to connect our hard-hit business partners and our condominium community became a focus. And responding to seismic change in the condominium management industry through the licensing requirements as set out by the Government of Alberta became a focus.

I am proud of the Alberta Condominium Management Education Consortium (ACMEC), the new partnership that we have developed with the Alberta Real Estate Association (AREA) and CCI South Alberta, that is providing licensing education to the condominium management industry. Many told me it was too ambitious, that it couldn't be formed by a volunteer-led organization, yet we did it. Thanks to our outgoing Executive Director Amanda Henry, the vision of our Executive, and the support of our Board and members, we were successful. We know there are hiccups when it comes to aligning the exam questions with the course material. We are working with the Real Estate Council of Alberta (RECA) and industry council to address this as the education providers are basing their materials on the competencies provided, which anecdotally appear to be different from some of the questions. This takes time, and unfortunately the process that was legislated does not afford us that time. Thanks to our advocacy team, and in particular, government advocacy co-chair Hugh Willis, we were able to get extensions on the licensing for condominium managers until the spring of 2023 and continue to work with RECA, the regulator, to listen to the concerns the industry is raising.

This spring and continuing into the fall, changes to the Condominium Property Act were proposed by the Alberta Government. The focus of this legislation is around voting and chargebacks. This is a direct result of our advocacy efforts on this file since 2014 when we raised our concerns about how these two issues were addressed in the Act. Our legal experts who freely give of their time, Victoria Archer, Hugh Willis, and Todd Shipley, have worked with the Government of Alberta to help draft Bill 19. This consisted of many meetings of roll up your sleeves type of work, and we cannot thank them enough for their tireless efforts. The Bill is still before the legislature, and we are hopeful that it will pass in the fall session.

Our education committee and Education Coordinator Raffaella Loro have been hard at work on our online Condo Board Basics course, which I am happy to report is finally ready to launch this fall. This is a free membership benefit, and all members of a condominium

corporation may take it at no cost. Our hope is that an educated ownership allows for board governance to become more clear and effective and fosters a more harmonious community. In addition to this, they have been hard at work creating an ambitious education calendar for 2022-2023.

As always, we continue to focus on strong membership benefits. Providing resources, tackling topics that are relevant to condominium living, and communicating important information to our members are top priorities. This includes best practices around AGMs, condominium licensing and what we need to know are just two examples of tangible topics that impact our industry. To continue to access all of what we provide, please renew your membership if you have not done so already and spread the word about the good work we do.

On the internal side, all good things must come to an end. We were very lucky to have Amanda Henry as our Executive Director these past two years and she has now moved on to a new exciting opportunity. She is highly skilled and talented, and helped us immensely navigating through the pandemic. Her work on the condominium management licensing file through CCI and ACMEC was tremendous and will have a lasting impact on our organization. Thank you Amanda, we wish you all the best!

I am excited to announce that after extensive interviewing, we have found Amanda's successor, Dan Nielsen, who has already hit the ground running over the past few weeks in his new role. Dan has an extensive background working in municipal government, having served in the office of former Mayor Don Iveson over many years. He also has experience in the not for profit sector having been active with Metro Cinema at the Garneau Theatre as a staff member and then serving as President of the Board. Having spoken with him on his priorities, he is excited to continue our advocacy work, and has a passion for helping improve quality living for the residents of the Edmonton region, and northern Alberta.

On behalf of the Executive and Board of CCI North Alberta, I wish you and your family and loved ones a happy and healthy fall season. I look forward to engaging with you at our many events including our upcoming AGM on November 2nd.

**Anand Sharma**  
President, CCI North Alberta



**Sandi Danielson**  
Owner / Manager

office: 780.416.9098  
fax: 780.640.9453  
sandi@princeproperty.ca  
www.princeproperty.ca

**Prince Property Inc.**  
CONDO MANAGEMENT  
100, 85 Cranford Way, Sherwood Park, AB T8H 0H9

# MEMBERSHIP

# *Musings*

## WELCOME NEW MEMBERS

### CONDOMINIUMS

Gates on Twelfth  
Kensington Korner

### INDIVIDUALS

Jocelyn Doucette  
Patricia Johnson  
Rena Neufeld

### BUSINESS PARTNERS

On Point Plumbing & Gas Ltd.  
Carma Corp. Utility Submetering  
and Billing Solutions  
Xplortek Property Inspections



- ✓ 24/7 Property Emergency Response and Disaster Cleanup
- ✓ Reconstruction and Repair Services
- ✓ Asbestos and Mould Remediation
- ✓ Building Envelope Repairs



Since 1978

CALGARY, AB  
403-571-1200

EDMONTON, AB  
780-822-1200

REGINA, SK  
306-751-4868

SASKATOON, SK  
306-934-6116

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

# Announcing **2022/2023 EDUCATION STATION**

Our Education Committee met over the summer to pull together a full Education Calendar to the end of 2023. In addition to our core CCI courses, we will be offering a monthly webinar based on topics from member suggestions as well as introducing a new working luncheon, where we will dive into topics like Reserve Fund Planning and leave with tangible results. Registration will open monthly, so keep an eye on our newsletter and website.

## **CONDO MANAGEMENT 100**

October 22, 2022

## **CONDO BOARD BASICS**

Early November, 2022

Online Course - Ongoing

## **ANNUAL GENERAL MEETING & LEGAL PANEL**

November 2, 2022

## **MEETING MINUTES & BYLAWS**

November 19, 2022

## **RESERVE FUND PLANNING LUNCHEON**

December 1, 2022

## **CONDO MANAGEMENT 200**

January, 2023

## **CONDOS GOING GREEN**

January 18, 2023

## **PREPARING FINANCIAL STATEMENTS**

February 15, 2023

## **INSURANCE LUNCHEON**

February 23, 2023

## **CONDO MANAGEMENT 100**

March, 2023

## **DEALING WITH DIFFICULT PEOPLE**

*Addressing Owner Non-Compliance*

March 19, 2023

**CONDO MANAGEMENT 300**  
April 2023

**HIRING A CONDO MANAGER**  
April 19, 2023

**ALBERTA CONDO EXPO**  
April 29, 2023

**MONTHLY WEBINAR -  
TOPIC TBD**  
May, 2023

**CONDO BOARD  
MEMBER RECRUITMENT**  
June 14, 2023

**CONDO BOARD BASICS**  
September 21, 2023

**WORKING THROUGH AN  
EVICTION OF A TENANT**  
September 13, 2023

**CONDO MANAGEMENT 100**  
October 2023

**CONDO BOARD BASICS**  
October 2023  
Online Course - Ongoing

**ANNUAL GENERAL MEETING  
& LEGAL PANEL**  
October 18, 2023

**PLANNING FOR CAPITAL  
EXPENSE PROJECTS**  
November 22, 2023

**LUNCHEON - TOPIC TBD**  
December 2023



Amanda Hrycun

Senior Executive Property Manager, Associate/Condominium Associate Broker

Maint. Emergency Line  
After Hours 780.499.8424  
#203, 13455 - 114 Avenue NW  
Edmonton, AB Canada T5M 2E2

Ph. 780.448.4984 ext. 352  
Direct. 587.525.9736  
Fax. 780.448.7297  
amanda@ayreoxford.com

For more details and info on other  
upcoming sessions please visit  
[\*\*www.ccinorthalberta.com/events/\*\*](http://www.ccinorthalberta.com/events/)



THE HOT SEAT WITH THE NEW EXECUTIVE DIRECTOR

# DAN NIELSEN

**Over the pandemic, have you taken on any projects that you perhaps wouldn't have during non-pandemic times?**

In the fall of 2021, I realized I could probably add a bit of variety to my apartment, so over a couple weekends last winter a friend and I built a living wall that I could hang up near my balcony. Think of the plant walls at the Edmonton International Airport or the Convention Centre, only mine is significantly scaled down compared to those ones. It's my first attempt at any sort of garden, and I've learned some lessons; ferns are not friends... While there have been a fair amount of casualties, the wall is really filling in and is really becoming a cool little urban rainforest.

**Do you follow sports? Which sport/team is your go-to?**

Yes, I do follow sports quite a lot, and before my body was broken from playing sports, I used to play a lot, most often soccer, squash, and snowboarding. Now that I'm just an observer, I cheer for the Oilers, even though they have broken my heart many times. I'm really looking forward to the upcoming World Cup of Soccer and previously would cheer for Argentina, but now that Canada will have a presence will definitely be cheering for Alphonso Davies and the rest of Team Canada, and I also love watching Formula One racing and have traveled to Montreal three times to watch the Canadian Grand Prix! I don't necessarily have a team or driver that I currently cheer for, but Kimi Raikkonen who is retired will always be my favourite driver.

**Favourite family movie of all time?**

I had a lot of time to think about this one, as in a former life, I worked at the Metro Cinema Society that operates the Garneau Theatre and would have a great deal of time to talk to our volunteers on this very topic. While hard for some to narrow down, my all time favourite movie is "Casino" directed by Martin Scorsese. After working and volunteering for Metro Cinema for over a decade, they finally let me choose one film to screen, and for the first time, got to see it on the big screen which was quite spectacular. Nothing like seeing Robert De-niro's flashy suits the way they were meant to be seen!

**You have a policy background. What brought you to condo management?**

In my previous job, I got to work in a number of different areas, including affordable housing and homeless, climate change mitigation and adaptation, and a handful of other policy files. The overarching theme that connected these files was city and community building, which helps to build healthy social and environmental connections for citizens. Helping to ensure condo buildings, their residents and management are successful and efficient is key to building community, and I look forward to helping make this happen. Specifically, I see a great deal of opportunity to explore and

encourage the implementation of improvements for condo buildings to increase energy efficiency and access renewable energy sources which ultimately will contribute to fiscal sustainability for condo residents and owners, and environmental sustainability for the entire community.

**What's one thing that you think is important to get right to set up a successful office culture?**

I have had the privilege of being a part of many successful teams, so I have a lot to draw on. I would say understanding people's strengths and letting them run with those skills is important. Everyone brings something unique to the table, so make sure that is given the opportunity to be utilized. Finding ways for the team to continually grow and develop their skills is important, I'm a strong believer in lifelong learning, and will always look for ways to help foster this. Making sure there are very open and honest lines of communication, and the ability to talk out any challenges that may arise is very important. Finally, in my last job we had Hip Hop Fridays in the office, where to end the week, and most importantly start the weekend, we'd play hip hop, so I will definitely be looking to fire up some of my golden era hip hop playlists for the team.

**Is there a week in your life that you would love to live over again?**

Not just a week, but after finishing my last job, I went to Bali, Indonesia for a month, my first adventure to southeast Asia. I got to check out beaches, waterfalls, stay on an island so small it didn't have any motorized vehicles and could bike around the perimeter in about an hour, make a lot of new friends, and have a few Bintang beers. I would live that month over and over and over again.

780.577.1761



**Property Management Inc.**

418, 9945-50 Street NW  
Edmonton, AB T6A 0L4

info@skylineproperty.ca  
www.skylineproperty.ca

**Honest ♦ Trustworthy ♦ Dependable**



**Heating • Cooling  
Furnace Cleaning**

**780 413-1655**

**CCI**  
North Alberta Chapter



**Yes - we have  
the solution**

Helping condominium boards find solutions to complex HVAC problems is something I love to do.



**Keven Lackey**  
CVI - A.S.C.S.

Converting old Magic-Paks with new efficient, cooling and heating systems is something we specialize in. Best of all, our solutions will not alter the outdoor aesthetic of the building. I'd love to help! 780 699-8592



**T & L Adjusters Ltd.**

*Since 1980*

#309, 5227 - 55 Avenue NW  
Edmonton, Alberta, Canada T6B 3V1  
TLAdjusters.com

Telephone: 780.463.7776  
Fax: 780.462.1280  
Toll Free: 1.800.803.4109

We have been operating in Northern Alberta for 40 years. We provide a wealth of experienced insurance adjusters and superior customer service in commercial condo, property and liability claims.

We adjust property damage, liability claims and course of construction claims, for all insurers. We specialize in claims involving property and condominium management firms and condo boards, including their self-insured consulting requirements. Our focus is excellent customer service.

To discuss your claims requirements, please contact:

**Cory Gilliam, BA, CIP**  
780.395.2222  
[cgilliam@tladjusters.com](mailto:cgilliam@tladjusters.com)

**Morris Blatz, CIP**  
780.395.2205  
[mblatz@tladjusters.com](mailto:mblatz@tladjusters.com)

## BUILDING SERVICES

Reserve Fund Studies | Technical Audits | Restoration | Investigation | Construction  
Building Envelope | Energy | Sustainability | Mechanical | Electrical | Structural



**MORRISON HERSHFIELD**



**BUILDING SOLUTIONS**  
that make a difference

Bereket Alazar | 780.483.5200 | [balazar@morrisonhershfield.com](mailto:balazar@morrisonhershfield.com) | Unit 300, 1603 91 Street SW, Edmonton

# IMPORTANT NEW DEADLINES FOR THOSE WITH A CONDITIONAL RECA CONDOMINIUM MANAGEMENT LICENCE



**It has been nearly one year since all individuals and companies that provide condominium management services in Alberta had to be licensed by the Real Estate Council of Alberta (RECA).**

In that time, RECA has welcomed approximately 600 new condominium management licensees into its regulatory fold with conditional licenses. The process of fully licensing these individuals has been dynamic, and there have been some recent changes.

Part of the process to become licensed involves the completion of pre-licensing education. Those who were originally conditionally licensed in December 2021 had their education conditions listed on their licence. The original deadline for conditional licensees to complete the pre-licensing education was November 30, 2022.

## **Changes to Deadlines - brokers and associates can now apply for extensions**

Since that time, much concern was expressed about the deadline to complete the pre-licensing education. RECA's Residential Property Manager Industry Council (Industry Council) heard from licensees that the original deadline would be difficult to achieve for some licensees due to the short timelines, the late course availability, and the fact that spring/summer is the busiest period for condominium managers. The Industry Council heard the concerns of the industry and first announced that associates could apply to extend the deadline to complete their pre-licensing courses, and has recently announced that brokers can also now apply to RECA for the same extension. For RECA to grant the course completion extension, *licensees must be registered in their course(s) prior to the original course completion deadline of November 30, 2022.*

## **Important Information for Associate Brokers**

Those currently licensed as associate brokers have two options available to them, dependent upon their wish to remain licensed as an associate broker.

*Continued on next page*



**Did you know that as of December 1<sup>st</sup> 2021 all Condominium Managers must be fully licensed with the real estate board of Alberta in order to conduct business and serve their clients?**

The professional team at Celtic Management is pleased to update all existing and potential clients that we are your **LOCALLY** owned and **LICENSED** Condominium Management provider successfully servicing Alberta for 14 years and counting.

At Celtic Group we offer a complete range of professional services which include but is not limited to the following:

Complete condominium management and financial management, a full service rental management department, a fully licensed real estate division, a complete maintenance and construction division, and we also offer our clients exclusive service from our completely certified and IICRC licensed restoration team.

With over 140 years of combined experience we truly do it all....



On behalf of our entire team, thank you.

Keri Roszko

Licensed Broker/ Co-Owner

**Associate brokers who wish to change their licence class to an associate, must:**

- apply for the extension to complete their pre-licensing education by registering in all courses required of associates listed on their conditional licence by November 30, 2022
- allow their licence class to switch to an associate class (this will happen automatically after November 30, 2022, if they have not completed the associate broker education)
- complete the associate level pre-licensing education by the extension deadline of March 31, 2023

**Associate brokers who wish to remain licensed as such, and do not plan to complete their pre-licensing education by November 30, 2022 must:**

- complete all the requirements above for those wishing to be licensed as associates
- complete the additional pre-licensing education requirements for associate brokers on their own timeline, at which time they will be re-licensed as an associate broker. The broker education can be completed after March 31, 2023, at which time they will become an associate broker

**Please note, if the associate broker education requirements are not completed by November 30, 2022, the licensees' associate broker licence will automatically change to an associate licence class (as long as they apply and register for their associate level courses by November 30).**

The accompanying graphic outlines the deadlines and extensions as well as the average timeframes estimated to complete the necessary pre-licensing education. The average completion timeframe will depend on both the type of conditional licence class held (associate, associate broker/broker) and whether the individual holds another licence with RECA in any industry.

**Additional Resources Available**

RECA has several resources available on [reca.ca](http://reca.ca) to clarify the pre-licensing education process. Simply visit the Condo Manager Licensing page under the Licensees & Learners menu for more information, including step-by-step guides, videos and tutorials. There are also practice exams available at a cost of \$65 per attempt.

If you have questions about how to become licensed as a condominium manager or any of the pre-licensing requirements, please contact RECA at [info@reca.ca](mailto:info@reca.ca).

We deliver  
**uncompromising  
performance.**

We are Entuitive.

BUILDING ENVELOPE | STRUCTURAL ENGINEERING  
BUILDING RESTORATION | SPECIAL PROJECTS | FIRE ENGINEERING  
PEDESTRIAN MODELLING | WOOD DESIGN SERVICES  
ADVANCED PERFORMANCE ANALYSIS | BRIDGE ENGINEERING  
TRANSPORTATION STRUCTURES | CONSTRUCTION ENGINEERING

**ENTUITIVE**

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

VANCOUVER | CALGARY | EDMONTON | TORONTO | NEW YORK | LONDON | EDINBURGH

# WADE

## Growing to serve you better.

We specialize in building envelope and structural engineering, providing services in the following areas of expertise:

- Assessment and Investigation
- Rehabilitation
- Renewal and Repair

### Learn More

For project inquiries contact **Billy Huet** (bhuet@wadeconsulting.ca | ext. 233) or **Derek Zilke** (dzilke@wadeconsulting.ca | ext. 238). Visit [wadeconsulting.ca](http://wadeconsulting.ca) to learn more about our team and view a detailed list of our typical projects.



### We Are Moving

As of October 1, 2022 our office will be relocated to **Suite 210, 8657 51 Avenue NW, Edmonton, AB**. Our contact information will remain the same: **T** 780 486 2828 | **E** info@wadeconsulting.ca



Submetering can reduce energy use and improve your operations.

It's that easy.  
Let us show you.



**solution105**  
making sense of energy

780.429.4774  
[www.solution105.com](http://www.solution105.com)

SOLUTIONS FOR ALL UTILITIES – ELECTRICITY, NATURAL GAS & WATER

New look, same  
reliable legal advice.



REYNOLDS MIRTH  
RICHARDS & FARMER

Visit our new website  
[www.rmrf.com](http://www.rmrf.com)

# Condominium Education Deadlines

*November 30, 2022 is only two months away.*

*Enrol now!*

## November 30, 2022

All brokers,  
associate brokers,  
and associates must  
complete all required courses.



## Apply for an extension



### March 31, 2023

Brokers and associates can apply to RECA to extend the deadline to complete their courses and exams to **March 31, 2023**, as long as they are enrolled by **November 30, 2022**.

If **associate broker** education requirements are not completed by November 30, 2022, the licensees' associate broker licence will automatically change to an associate licence class, as long as they apply and are enrolled in their courses by **Nov. 30**.

## CURRENTLY HOLD another licence with RECA in any industry



### 70-120 hours to complete.

**Practice of Condominium Management** must be completed by associates, associate brokers, and brokers.

## DOES NOT hold another licence with RECA in any industry

Condominium  
Manager Associates



### 2-4 months to complete.

- Fundamentals of Condominium Management
- Practice of Condominium Management

Condominium Manager  
Associate Brokers, and Brokers



### 3-4 months to complete.

- Fundamentals of Condominium Management
- Practice of Condominium Management
- Condominium Manager Broker Program

## KNOWLEDGE & EDUCATION = EFFECTIVE BOARD MANAGEMENT

### Are you getting tired hanging off the cliff? **HANG ON, WE CAN HELP!**

Effective community and board management is tough sometimes. Perhaps you're feeling like this isn't what you signed up for. We get it!

Financial planning and budget management, or capital project planning and vendor decisions might not be your thing.

- ▶ Get up to speed on understanding condominium insurance.
- ▶ Unlock the secrets to successful budget management.
- ▶ Learn expert tips for smart project planning & vendor management.
- ▶ And more...

***These educational opportunities are free and developed for you in bite sized chunks.***

***What's holding you back?***

***Take the leap with us.***



***Visit our webinar library and choose an educational webinar for some best practices and advice on various topics.***

Watch a webinar today and call me to learn more on the benefits we can bring to your community.  
[www.bit.ly/ABwebinarlibrary](http://www.bit.ly/ABwebinarlibrary)

Avery Cox, Director Business Development  
Avery.Cox@fsresidential.com • 587.393.1290  
fsresidential.com/alberta • Making a Difference. Every day.



**SCAN ME**



**WADE KH**  
RESERVE FUND PLANNERS

### Protect the Future of Your Assets...Plan Your Reserve Fund Today

#### What does a Reserve Fund Study include?

- ✓ Site inspection ~ assess condition of common property components by appropriate personnel familiar with components.
- ✓ Report ~ component descriptions, conditions noted, specific recommendations complete with photographs.
- ✓ Spreadsheets ~ include common property components requiring repair/replacement, including estimates of repair/replacement costs.
- ✓ Present Course spreadsheet ~ illustrates current funding practices and factors in interest & inflation.
- ✓ Reasonable & Sufficient spreadsheet ~ illustrates future funding recommendations/scenarios and factors in interest & inflation.
- ✓ 30-Year repair/replacement spreadsheets.
- ✓ Upon completion of draft report, meet with Board to discuss report, spreadsheets, findings and next steps.

~FREE QUOTES~

(587) 743-0555   shantel@wadekhrfp.ca

RJC Engineers is committed to delivering superior client service and engineering excellence.

- Building Envelope
- Structural Restoration
- Structural Engineering
- Parking Garage Restoration
- Concrete Repairs
- Energy Retrofits
- Energy Audits
- Energy Feasibility Studies
- Thermographic Scans
- Reserve Fund Studies
- Technical Audits & Evaluations
- Balcony Review & Restoration
- Attic & Crawlspare Assessments
- Fall Protection & Maintenance Access Systems



To discuss your building needs, please call 780.452.2325

**Nick Trovato**  
MEng, P.Eng., FEC, FGC (Hon.)  
ntrovato@rjc.ca

**Jamie Murphy**  
RET, P.L. (Eng), CCCA, LEED® AP  
jmurphy@rjc.ca

**rjc**  
Engineers

rjc.ca



## On June 11, 2022 Alberta Condo Expo, we hosted our first-ever hybrid conference at MacEwan University!

This year, we held our annual conference a little later in the year than usual, after conducting a member-survey taking into consideration the feelings of our members about attending in-person events and public health requirements.

By Spring, folks were feeling ready to come together to meet up with our spectacular roster of experts, presenters and exhibitors who were ready to share top quality advice and insights into all things condominium.

The majority of our 250 participants attended in-person, but now that streaming sessions live is our new-normal, we were able to offer a virtual component for attendees who were

unable to make it in person, including a few members who were traveling abroad but didn't want to miss the discussion! Shout out to our CCI Super Fans!

In addition to the legal panel and education session we also hosted over 50 exhibitors at our tradeshow (in-person and online). While events everywhere are just starting to pick-up momentum, there was still a bustling energy around in the exhibition hall, and attendees were able to connect with businesses who provide products and services to the condo community. We heard some great suggestions in our attendee survey of what folks would like to see in the upcoming conference, and our organizing committee is already hard at work building out an even better experience for ACE 2023. We have surprises in store for you. More to come in our next issue.

# OUR SESSIONS

Missed out on ACE? Recordings of our Sessions & Legal Panel are available in our [Members Only Resource Centre](#). In the Digital Version of the Magazine, click on the Video Image to Access. Can't see the videos? [Make sure to join CCI or renew your membership!](#)

Our annual Alberta Condo Expo is the place to be to get all the expertise and help you need for your condo! We've already started planning the 2023 Alberta Condo Expo, so mark your calendars for the end of April. Stay tuned for updates!

## Back by popular demand, our Condominium Legal Panel Returned!

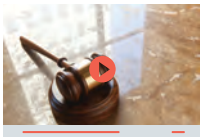
We brought together an all star panel of legal experts who specialize in condo law. Participants had an opportunity to pepper our panel for clarity and direction on the topics of their choosing (within reason, of course!).

*Panelists: Dionne Levesque, Scott Ventura Rudakoff LLP;  
Todd Shipley, Reynolds Mirth Richards & Farmer LLP;  
Hugh Willis, Willis Law*

## LEGAL PANEL



## BYLAWS, THEY ARE NOT SUGGESTIONS



Third times a charm! Todd Shipley from RMRF led a rousing session on the ins and outs of bylaws, including an overview of fines and sanctions.

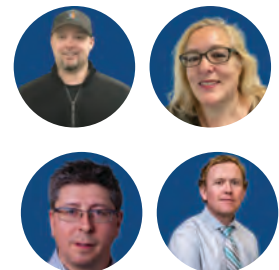
*Presenter: Todd Shipley, Reynolds Mirth Richards & Farmer LLP*

Fire, flood, extreme ice damage... those are the kind of emergency situations that no condo owner hopes to have to deal with. And yet, with aging buildings and extreme weather, it's a reality. In this panel discussion session, experts working at the forefront of the industry shared some of the ways which the latest technology in estimating, project management software, non-destructive investigation techniques can help condo owners restore their property when disaster strikes and also help to prepare and avoid future emergencies.

*In an ironic twist, disaster struck during this session and we are without a recording, but we hope to repeat this panel during the 2023 education year.*

*Presenters: Rod Donahue, Complete Care Restoration; Dawn Mitchell, Hub International; Mike Rees, Anderson & Associates; Morris Blatz, T&L Adjusters*

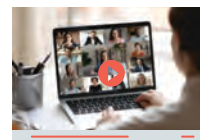
## WHEN DISASTER STRIKES



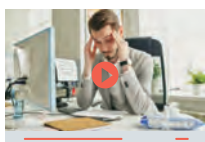
The modern condo meeting feels a lot different today than it did even 5 years ago. None of us could have imagined attending an AGM in our pajamas (well, except maybe for that one neighbour, but that's a story for another day). It is truly remarkable the amount we have all adapted to use new technologies, but there is still a lot to learn, especially when it comes to introducing new tools and ensuring condo boards and owners are using those tools following condo bylaws, the Condominium Property Act and privacy legislation.

*Presenters: Heidi Besuijen, Reynolds Mirth Richards & Farmer LLP;  
Ben Zelikovitz, Get QuorumGetQuorum*

## DIGITAL CONDO GOVERNANCE



## PLAIN LANGUAGE BYLAWS



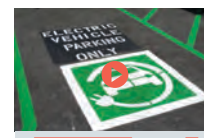
Condo bylaws veterans Hugh Willis and Helena Smith took us through practical examples and solutions to common condo dilemmas in bylaws and rules, but in plain language. Attendees of this session learned how plain language can help their condo board communicate more effectively.

*Presenters: Helena Smith, HRS Consulting; Hugh Willis, Willis Law*

With the increasing number of electric vehicles on the roads, our parkades are changing, and we expect our homes to change with it. As a condo board, where do you start? This presentation highlighted what condo boards need to consider with respect to policy and electrical capacity, when it comes to the assessment, installation and the long term advantage of EV charging in multi-unit buildings. Speaking to both EV owners and Non-EV owners, we dug into the ifs-and-or-buts on the process, costs, and how you can go from thinking about EV charging to charging cars. EV charging doesn't have to be complicated.

*Presenter: Glen Gordon, Unico Power; Cameron Mitchell, Solution 105*

## UTILITIES ISSUES, EV CHARGERS & MORE



## CONDOS & MENTAL HEALTH



Pandemic impacts are affecting people differently. For some it has created increased economic pressures or isolation or exacerbated existing stress and mental health struggles. In Canada, nearly half the population will experience some type of mental illness by age 40 and, in any given year, one in five people are living with mental health problems. This includes our friends, family and neighbours living in condos. The role that a condo manager and corporation plays in a resident's mental health is a delicate matter. This session explored this important and complex topic, examining a full spectrum of resources for mental health that are evolving in condos to best practices that reflect a human rights approach for residents who might require more significant support.

*Presenters: Amber Nickel, Willis Law; Kristy McLean, KDM Management Inc.*

# THANK YOU TO OUR SPONSORS

## TITLE SPONSOR



## PLATINUM SPONSOR



## GOLD SPONSORS



## SILVER SPONSORS



## BRONZE SPONSORS



## SUPPORTING SPONSORS

### SOCIAL



### NETWORKING



### PARKING



# GUTTER GUARD GUIDANCE FOR PROPERTY OWNERS AND MANAGERS

BY CODY HODSON, CO-FOUNDER AND CO-OWNER OF OFF THE LEDGE INC. EDMONTON, AB



**Gutter guards** are a general term to describe a filter that goes over an eavestrough to catch or prevent debris from entering the trough. The job of an **eavestrough** is to collect rain water from a roof and

direct it away from the foundation of a building. When there are blockages or clogs in an eavestrough, this can lead to foundation problems, structural damage, and insect infestations. The main source of obstructed eaves are leaves, sticks, pine cones, pine needles, and pine cones. In Alberta, climate can interfere with the ability to clean eavestroughs. It is very common for temperatures to fall below freezing before all of the leaves have fallen. By November it is often too late to remove debris from eavestroughs as the debris will have become frozen in place. In theory, gutter guards are said to prevent these types of problems saving time and money on routine

maintenance. However, there are many types of gutter guards and factors to consider before having them installed. Are they worth it? You be the judge!

## Reverse Curl Gutter Guards

Reverse curl systems utilize water tension to guide water into the eavestrough. A solid piece of aluminum or plastic completely covers the eavestrough with the exception of a ¼"-1" opening near the front. There is a smooth downward curve at this opening to which the water clings and is then redirected into the eavestrough. These types of guards do not capture debris on top of the guard but simply allow it to flow off the guard and onto the ground.

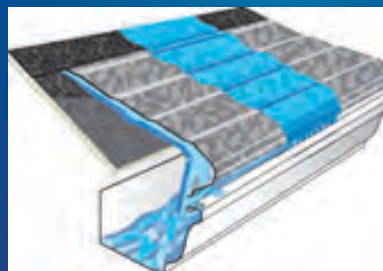
### REVERSE CURL GUTTER GUARDS

#### PROS

- Effective at preventing large debris from entering eavestroughs.
- Low maintenance.

#### CONS

- Does not prevent small debris like shingle sediment, seeds, pine needles, and small leaves from entering the eavestrough.
- Can be a source for icicle formation.
- Can be difficult, time consuming and costly to remove debris trapped under the guard.
- Costly professional installation required.



## WEISS-JOHNSON

HEATING, AIR CONDITIONING & PLUMBING SERVICES

780-463-3096 • WEISS-JOHNSON.COM

## WHY NOT LEASE YOUR MECHANICAL EQUIPMENT?

Upgrade your outdated commercial mechanical equipment to more efficient models by leasing with Weiss-Johnson.



No Ongoing Maintenance Costs

No More Expensive Repairs

One Manageable Monthly Fee

Newer, More Efficient Equipment = Lower Energy Bills

### Flexible Mesh Screen Gutter Guards

Flexible mesh screen guards utilize a flexible aluminum or plastic screen that fits over the top of the eavestrough. The mesh screen is folded to create a convex curve and placed between the shingle edge and the lip of the eavestrough. In most cases tension is enough to keep the guard in place so screws and nails are usually not required for installation.

#### FLEXIBLE MESH SCREEN GUTTER GUARDS

##### Pros

- Most cost-effective system to install.
- Effective at preventing large debris from entering the eavestrough.

##### Cons

- Does not prevent small debris like shingle sediment, seeds, and pine needles from entering the eavestrough.
- Traps debris between the screen and the roof edge.
- May cause ice damming.
- Weight of snow and ice may collapse sections of the screen.
- High winds may blow sections of the screen off.



### Perforated Gutter Guards

Perforated gutter guards consist of a flat piece of aluminum or plastic pierced with small holes. This type of guard is placed on top of the eavestrough and acts as a filter.

#### PERFORATED GUTTER GUARDS

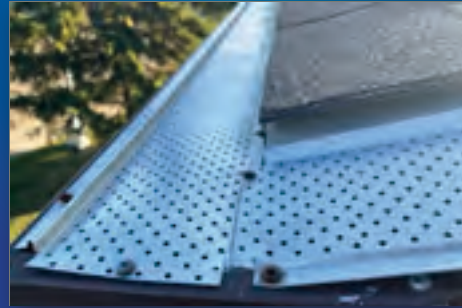
##### Pros

- Effective at preventing large and medium debris from entering the eavestrough.
- Can withstand the weight of snow and ice.
- Flat surface allows dry debris to blow off in the wind.
- Most cost-effective system for clearing the debris on top of the eavestrough.

#### PERFORATED GUTTER GUARDS CONTINUED

##### Cons

- Does not prevent small debris like shingle sediment and seeds from entering the eavestrough.
- Pine needles and wet debris may stick to the flat surface.
- Can be time consuming in costly to remove debris trapped under the guard.
- Costly professional installation required.



### Micro-Mesh Gutter Guard

Similar to perforated gutter guards, micro-mesh gutter guards are comprised of a flat piece of perforated metal or plastic that acts as a filter for the eaves-trough. Perforations in this type of guard are much smaller, usually 0.05 millimetres in diameter.

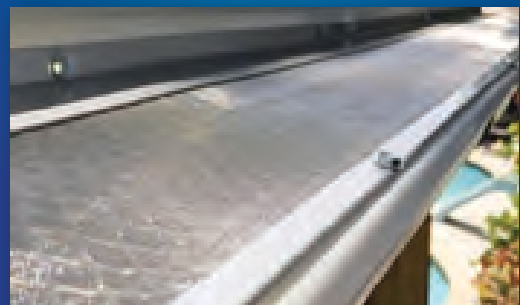
#### MICRO-MESH GUTTER GUARD

##### Pros

- Effective at preventing large and small debris from entering the eavestrough.
- Can withstand the weight of snow and ice.
- Flat surface allows dry debris to blow off in the wind.

##### Cons

- Small perforations are more easily obstructed.
- Heavy downpours may cause water to skip over the mesh and flow over the edge of the eavestrough.
- Can be time consuming in costly to remove debris trapped under the guard.
- Costly professional installation required.



## Leaf Strainers

Leaf Strainers are a mesh or wire ball that fits into downspout holes. Their purpose is to prevent debris from entering downspouts opposed to eavestroughs. They are commonly installed in buildings with internal drain systems.

### LEAF STRAINERS

#### Pros

- Effective at preventing large and medium debris from entering downspouts and internal drains.
- Cheap and easy to install.
- Easy to access and maintain.

#### Cons

- Can become obstructed quickly which leads to overflowing eavestroughs.
- Debris collected in one spot can become heavy and cause strain on the eavestroughs.



### Important Questions to Consider Before Gutter Guard Installation

*Does the entire condominium complex regularly suffer from eavestrough clogs or just parts of the complex?*

Gutter guard systems do not need to be installed on an entire property or even on an entire building. Some buildings have sections that could benefit from a gutter guard while the remaining areas are non-problematic. For example, when a small portion of eaves are located directly under a tree it may be beneficial to only “guard” that particular section. When guards are installed on non-problematic areas, routine maintenance often becomes more difficult and costly. Referring back to the shower drain analogy, if a person does not have a lot of hair, they most likely are not concerned with it clogging their drain. If the building is not located in an area surrounded by trees the chances of eavestroughs becoming obstructed is low. **Gutter guards may be beneficial in preventing blockages when eavestroughs are in close proximity to trees.**

*Do higher eavestroughs flow directly into lower eavestroughs?*  
When higher eavestroughs flow directly into lower eavestroughs, debris often piles up in the lower eavestrough. When the lower eavestrough is protected by a gutter guard removing the debris from under the guard can be difficult, time consuming and costly.



The additional cost of removing the guard to clear this debris must be carefully weighed against the advantages provided by having the guard in place.

*Does the condominium complex have an internal drainage system?*

Clogged internal drains can lead to major problems and can be costly to repair. Large sediment should be prevented from entering internal drains whenever possible. Downspouts that do not flow into internal drains are generally more capable of handling larger debris. The wider the eavestroughs and downspouts, the more unlikely debris will become clogged in the system.

*What type of debris is the main cause of obstruction? Large leaves? Twigs? Pine Cones?*

The type of debris causing the obstruction should be a determining factor in choosing which gutter guard system to install. Reviewing the pros and cons for each type of gutter guard should aid in choosing the correct system.

*Are the eavestroughs currently flowing correctly?*

Properly levelled and intact eavestroughs are the best way to ensure the eaves and gutter guards function efficiently. Eavestroughs that are not level will collect dirt, shingle sediment and seeds in low spots. This debris will create a dam and put unneeded stress on the eavestrough. Leaking connections may lead to foundation problems, structural damage, or create ice on walkways in the winter. **Fixing these issues after a gutter guard system has been installed will be more difficult and costly.** A professional eavestrough installation company should diagnose these problems prior to gutter guard installation.



### Important Notes

Contrary to popular belief, gutter guard installation is not a be-all-end-all to eavestrough maintenance. A shower drain hair catcher is a simple analogy. The main objective is to catch hair before it flows into the drain which can cause costly and severe plumbing issues.

When the hair catcher becomes clogged, water flow is obstructed and the hair must be removed in order to drain properly. It is often easier and more cost effective to unclog the hair catcher than it is to unclog the plumbing system. The same goes for gutter guards and eavestroughs. When debris collects on top of the guard it is often more cost effective to have this debris removed than it is to wait until the debris breaks down and collects under the guard. The cost of installation should outweigh the cost of routine eavestrough maintenance, when installed in suitable locations.

Property owners and managers have a lot of decisions to make when it comes to maintaining a condominium. Sometimes these decisions are not 100% black and white. Careful consideration and research must be done before choosing whether or not to invest in a gutter guard system. Regardless of the choice, eavestroughs and gutter guards with or without blockage issues should always be inspected and cleaned regularly. Smaller debris such as dirt and shingle sediment can build up over time and cause the same issues as larger debris. Routine maintenance will help prevent major, and often more costly, problems from occurring. A professional eavestrough cleaning specialist will recommend a proper maintenance schedule unique to each property.



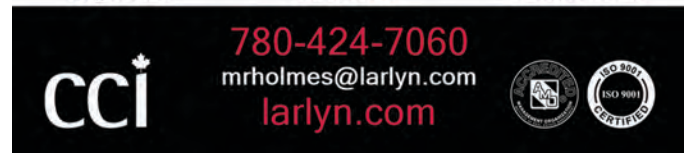
## Condominium Specialists since 1975



High Rise

Low Rise

Commercial



**SUNSHINE CLEANING SERVICES LTD.**  
Business - Commercial  
Condo corporations  
Ph: 780-477-7067  
sunshinecleaningsltd@gmail.com

**OFF THE LEDGE**  
Edmonton's Premier Condominium  
- Window Cleaning  
- Pressure Washing  
- Eavestrough Cleaning  
- Solar Panel Washing  
...and more

Complete exterior maintenance services, done professionally. Contact us today to see how our expert team can make your building shine.

587-873-2020  
www.offtheledge.ca  
contact@offtheledge.ca

# EARLY BIRD CONTEST WINNERS



## THIS YEAR MARKED THE RETURN OF OUR EARLY BIRD RENEWAL PRIZE DRAW!

To enter the prize draw, all members had to do was renew their memberships by June 30, 2022. All membership renewals received by then were automatically entered to win, and we had hundreds of entries.

Condominium and individual members were entered into a draw for 1 of 2 \$500 cheques. Business Partner and Professional Members were entered into a draw for a free full page ad in the *Insite to Condos* magazine.

Thanks to our Vice President and Chair of the Membership Committee, Hamish Farmer for taking time out of his busy schedule to make presentations to some of our winners!

When our members renew early, it helps us plan for a successful year, so a heartfelt thank you to everyone who entered the contest!



## CONGRATULATIONS TO OUR WINNERS!

- **SUMMERHILL PARK CONDOMINIUM**  
JODI ROBATZEK
- **COUNTRY GARDENS CONDOMINIUM**  
DONNA SPENCER
- **ALL REACH GLASS SERVICES INC.**  
BLAINE ADAMS AND JASON ADAMS



**WINNER: SUMMERHILL PARK**



**WINNER: COUNTRY GARDENS**



**WINNER: ALL REACH GLASS SERVICES INC.**

# ALL REACH GLASS

SERVICES INC.

Let us worry about your building's  
windows, doors, and leak repairs  
so you don't have to.

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



[office@allreachglass.com](mailto:office@allreachglass.com) | 780.483.9561



## 2022 CONDO GOLF MIXER HIGHLIGHTS



*Our Condo Golf Mixer was a huge success with another sold-out crowd.*

The weather was hot with a bit of occasional cloud coverage and cooling breeze but it was still a very hot day on the course for all of the golfers, sponsors, and volunteers! We discovered new ways

to cool down starting with the polar bear ice pack included in the golfer's gift bags, misting fans, cooling towels, and of course, water. We had 144 golfers joining us at the Northern Bear Golf Course in August and we were all ready to golf and mingle our way around the 18 holes.

As one of our highly anticipated social events of the year, we had a good number of first-time attendees join us this year as well as our die-hards that come out every year for this fun-filled event. There was a good mix of seasoned golfers and newbies too.

We had the sponsors and golfers arriving early to grab a breakfast sandwich (sponsored by KDM Management),



and stock up on their Mulligan tickets and Foodbank 50/50 tickets before hitting the green. Teams also picked up their "Survivor Ball" for a new contest we included this year. The other new contest we introduced this year was the Best Dressed Team, with the winning team (TEGA Management) raising the bar by having matching shirts and hats that included pictures of the team

printed on them. The runner up team was adorable with matching hats and leis, but no match for the creativity of Team TEGA. Let's just say we think the bar has been raised and we cannot wait until next year!

Thanks to many of the hole sponsors on the course, our golfers were well fed and hydrated! From ice cream sundaes, rum slushies, and popcorn (and the Starvin' Marvin food truck returned), our golfers had lots of treats to choose from. And it wasn't just food waiting for the golfers, there were fun games & activities too. The highlight for most was the ball cannon, which had many



golfers quoting Tony Montana as they shot their ball down the fairway. All of our sponsors (hole, skill, and supporting) did an amazing job of creating a fantastic tournament experience for everyone. One golfer said,

**“THE HOLE SPONSORS WERE INCREDIBLE. FELT LIKE WE WERE TREATED LIKE ROYALTY ALL DAY”**

The skill portions of the event included the longest drive, longest putt, and closest to the pin for both men and women, and those winners each went home with a GPS watch and a gift card. The speed hole winners this year clocked in at 42 seconds, and it was a highly competitive event this year.



Our Condo Golf Mixer prize is top notch thanks to the generosity of our Business Partners and sponsors and we did our best to keep the prize portion of the event moving along quickly. CCI President Anand Sharma emceed the lunch and prize program with the help of Jayson Wood to hand out the prizes. Attendees were entered to win a variety of prizes including a Ping golf bag, Ninja air fryer, amazing gift and wine baskets, margarita machine, and a signed Coliseum seat back! CCI gave away gift baskets filled with yummy drinks and gourmet chocolate. Our grand prizes of \$1000 and \$500 WestJet travel vouchers were sponsored by Belfor Restoration.

This year's mulligan and cash donations to the Edmonton's Food Bank brought in a total of **\$1700**. The 50/50 tickets sold by the Edmonton Food Bank volunteers raised **\$2280**, which included the winner of the draw donating their winnings back to the food bank! Wow. With Anand's help we also had over **\$1900** donated from our Business Partners in the room, so that together we raised a total over **\$5800**!

## THANK YOU

An event of this size does not happen without a ton of work and support behind the scenes. The Condo Golf Mixer Committee members continued from the success of 2021 and began working on this event while there was still snow on the ground and worked tirelessly to make this big day happen. Huge thanks to committee volunteers; Amber Nickel, Hamish Farmer, Jayson Wood, Jeremy Dalglish, Kim Clayton, & Steven DeLuca. Special thanks to the CCI staff, Beverley Thornton and Raffaella Loro, who both committed so many hours to helping the committee and working so hard at the course making sure everyone there had the best time possible.

We had many volunteers join us on the day starting with the Prince Property team helping us with registration (Sandi Danielson, Cindy Anderson, & Charlene Colby) with further help from Ruby Deboer and Manny Caballes. Board members Susan Milner and Anand Sharma pitched in as well as Sherry Ledinski, Maurice Perrault, Martena Estabrooks, Teresa Nguyen, and Deanna Kwong, and the Edmonton Food Bank volunteers. We could not even attempt this size of an event without the dedication and commitment from all of our volunteers!

## THANK YOU!

Our thanks also go out to all of the event sponsors! Without their generous support, we would not be able to host such a successful event. Thank you to our Title Sponsor, HUB International, and all of our hole sponsors, skills competition sponsors, and supporting sponsors (including Breakfast, Alcohol, and Grand Prize) for the support they provide.

We wish to thank Blair, Jeremy, and the whole team at Northern Bear Golf Course for hosting us and for all their work making our day a success. We heard many times how friendly and helpful the staff were on that day, and the BBQ steak lunch was phenomenal! Hats off to the cooks!

Our final thank you is to all of the golfers and everyone who participated in this year's tournament. It felt so good to see all of the smiling faces and sheer joy of mixing and mingling again! We are already looking forward to seeing you at the 2023 Condo Golf Mixer which we hope will be even better than this year!

Check out the photos from the day in our 2022 Condo Golf Mixer Photo Gallery on our website -

**<https://www.ccinorthalberta.com/condo-golf-mixer-2022/>**



See more photos on next page



# LET'S EXPLORE THE POSSIBILITIES

engineering | architecture | design | consulting



EXP has the right blend of expertise and experience to  
**understand, innovate, partner, and deliver.**

exp • com

## CONDO SERVICES

- Building Envelope Restoration + Condition Assessments
- Reserve Fund Studies
- Building Envelope Testing
- Thermal Imaging
- Structural Assessments
- Attic + Crawlspace Investigations

## CONTACT US

**Amir Hassan**, MSc, PE, P.Eng.  
Building Science Manager  
t: 780.705.3801  
e: amir.hassan@exp.com

## PEOPLE, PETS + PARKING

Legal solutions for  
navigating condo  
insurance issues.



fieldlaw.com

"Field Law" is a  
trademark and trade  
name of Field LLP.

**FIELD LAW**

Audit & Assurance | Advisory | Taxation

# HO LLP

CHARTERED PROFESSIONAL ACCOUNTANTS

**LUU HO**  
CPA, CGA, CFE  
PARTNER

**LEON LIN**  
CPA, CGA  
PARTNER

### Condominium Accounting & Auditing

Personal and Corporate Income Tax  
U.S. Tax Compliance  
Small Business  
Not-for-Profit Organizations  
Business Advisory  
Estate Tax Planning  
Succession Planning

☎ 780.448.7317 | 1.844.448.7317 (Toll-Free)

🖨 780.448.7300    ✉ info@hollp.ca

🏠 202B, 1230 - 91 Street SW, EDMONTON, AB | T6X 0P2

www.hollp.ca

TITLE SPONSOR



GRAND PRIZE SPONSOR



HOLE-IN-ONE SPONSOR



HOLE SPONSORS



BREAKFAST SPONSOR



SUPPORTING SPONSORS



ALCOHOL SPONSOR



SKILL PRIZE SPONSORS



THANK  
YOU  
TO OUR  
TOURNAMENT  
SPONSORS



North Alberta Chapter

your condo connection

# A QUICK TRIP THROUGH THE INSITE TO CONDOS ARCHIVES



In honour of the Canadian Condominium Institute's 40th Anniversary, we decided to dig through the archives (aka a hefty stack of binders we keep under lock and key in our office) of the Insite to Condos magazine, for a fun look back at what has changed over the years. What started as a photocopied newsletter (sometimes with seasonal recipes) has evolved to a quarterly publication with articles from legal experts, engineers and condominium professionals. And while plenty has changed over the past 40 years, including moving to a digital era, you might not be surprised what has stayed the same. Please enjoy this bit of humour we pulled from the Winter 94 issue.



# DEAR PROPERTY MANAGER

FROM THE WINTER 1994 ISSUE

I regret that the condition of my bank account has delayed the payment of my condominium fees.

My shattered financial situation is due to the effect of federal laws, provincial laws, liquor laws, traffic laws, outlaws, in-laws and condominium by-laws.

These laws compel me to pay excise taxes, municipal taxes, business taxes, custom taxes, sales taxes and federal and provincial taxes.

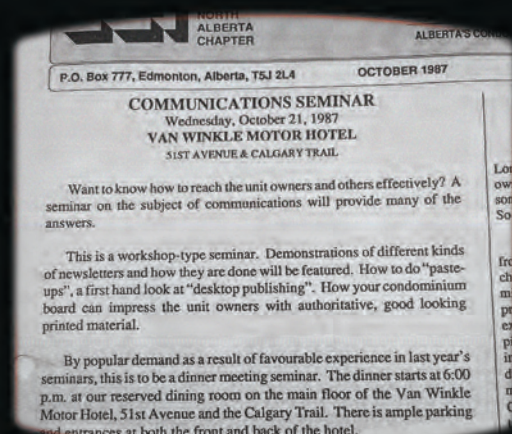
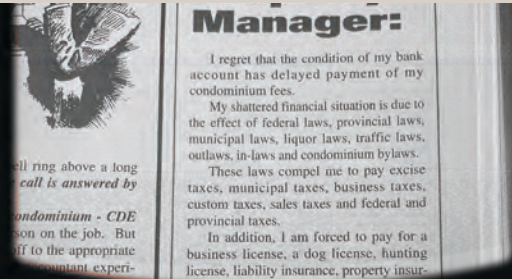
In addition I am forced to pay for a business license, a dog license, hunting license, liability insurance, property insurance, mortgage insurance, accident insurance and old age insurance.

My business is so governed that I am regulated, inspected, dis-respected, suspected, rejected, dejected, examined, re-examined, summoned and fined to the point that I have no time to devote to the business itself.

I can honestly say that, but for a miracle which has occurred, I would be in any position to forward the enclosed cheque. The wolf that comes to so many doors these days recently had pups in the kitchen. I sold them yesterday and you get the money.

Yours,  
**I.M. Tardy**

*So you think you've  
heard all the  
excuses...*



# CLASSIC

## ELEVATOR INTERIORS

We specialize in the  
new construction, renovation  
and servicing of elevator interiors

We work with designers, property managers,  
condominium boards, owners and general  
contractors to turn any design concept into reality.

*How can we be of service to you?*

DOES YOUR ELEVATOR  
NEED A FACELIFT?

BEFORE



AFTER



Copyright © Classic Elevator Interiors Ltd.

[www.classicelevatorinteriors.ca](http://www.classicelevatorinteriors.ca)

[sales@classicelevatorinteriors.ca](mailto:sales@classicelevatorinteriors.ca) • 1.780.478.4014



## Working to Better Your Corporation & Community

Supporting And Educating You And Your Corporation To Ensure A Healthy Future.  
Condo Document Review, Helping You Rest Easy In Your Purchasing Decision.

[WWW.KDMMGMT.CA](http://WWW.KDMMGMT.CA)



# KELLER ENGINEERING

## YOUR CONDOMINIUM ENGINEERS



(403) 471-3492

200,1001 1ST ST. SE,  
CALGARY, ALBERTA, T2G 5G3

[WWW.KELLERENGINEERING.COM](http://WWW.KELLERENGINEERING.COM)

## Year in Review

– Brought to you by the CCI team



"This is an exciting time in Alberta to be a part of the condo industry, and I look forward to helping make this the best place to get condo education in the province."

– Dan Nielsen

The past year brought some change to our organization and we said goodbye to our past Executive Director Amanda Henry in July and in September we brought on Dan Nielsen as our new ED.

### Just a few of the things we got up to...



We have been busy putting the finishing touches on the online version of our Condo Board Basics Course and it's almost ready to launch!



Our Advocacy Committee continued to make significant headway with their relentless efforts, especially related to helping to create more realistic timelines for Licensing Education.



The many ups and downs of the pandemic were hard on us all. We're grateful to our members who have stuck with us and enjoyed some of our fun events like our ever popular Golf Condo Mixer.



### Some of our Top Accomplishments

1. Together with our partners, CCI South Alberta, and the Alberta Real Estate Association, we founded the Alberta Condominium Management Education Consortium (ACMEC) to offer Condominium Management Licensing Education.
2. We hosted our first hybrid AGM and Conference. It took a lot of work to put on both these events. We learned a lot from both experiences, including what technology we can trust, how many mics we need in a room and as always, how much we love the support from our volunteers.
3. Our members love webinars! We clocked in nearly **1500** separate attendees for our online education sessions in the past year. And while we plan to bring more in-person events (we miss you), webinars are here to stay.



### Our Events



**September 21: 2021: Condo Golf Mixer**  
**September 27 Webinar:** COVID in Condos  
**October 21 Webinar:** Condo Management Licensing (RECA)  
**October 26:** CCI NAB AGM  
**November 6:** Condo Management 100  
**November 24 Webinar:** Creating Your Place of Zen: Acoustic & Noise Issues in Condos  
**January 27 Webinar:** Fireside Chat with the Experts (Concrete Parkade)  
**February 9 Webinar:** Electric Charging in Condos  
**February 16:** Condo Business Partners Networking Event  
**March 3 Webinar:** Practice Reviews Make Perfect (RECA)  
**March 14 Webinar:** What's Going On Up There? (Roofing)  
**April 21 Webinar:** Condo Owner Essentials  
**May 5:** Condo Business Partners Networking Event  
**May 12 Webinar:** Meeting Governance Battle  
**June 10:** Alberta Condo Expo Social  
**June 11:** Alberta Condo Expo  
**August 26:** 2022 Condo Golf Mixer  
**September 21 Webinar:** Privacy Rights

· EXPERIENCE · PRACTICALITY · SERVICE ·

- ASSESSMENT·LEAK INVESTIGATION·STUDIES·
- CLADDING SYSTEMS·GLAZING SYSTEMS·
- PARKADE RESTORATION AND WATERPROOFING·
- RESERVE FUND STUDIES·
- ROOFING ASSESSMENT AND DESIGN·



## AEGIS WEST ENGINEERING INC.

IS A BUILDING SCIENCE ENGINEERING FIRM CONSISTING OF TWO PROFESSIONAL ENGINEERS WITH OVER 35 YEARS OF COMBINED ENGINEERING AND CONSTRUCTION EXPERIENCE

·COMMERCIAL·CONDOMINIUM·INSTITUTIONAL·

GET CONNECTED WITH US:

JOEL SMITH, P.ENG. / GARETT COCHRANE P.ENG.

WEBSITE: [WWW.AEGISWEST.CA](http://WWW.AEGISWEST.CA)

EMAIL: [RECEPTION@AEGISWEST.CA](mailto:RECEPTION@AEGISWEST.CA)



## EXPERIENCE

80+ years of overall adjusting experience on various claim types

25+ years of experience in Standard Insurable Unit Definitions as part of Condominium claim files

## SPECIALIZATION

Proficient in Condominium, commercial, residential, automobile, equipment, and liability losses

Extensive knowledge and practice in assisting Condominium Boards with claim advice and file handling to avoid disputes

24/7 ON-CALL SERVICE AVAILABLE TO ASSIST CLIENTS

[WWW.DIVERSECLAIMS.CA](http://WWW.DIVERSECLAIMS.CA)

780-756-4222

104-18304 105 Ave NW | Edmonton AB | T5S0C6



The Alberta Residential Landlord Association is a not for profit that advocates, educates and unites landlords!

Members range from 1 unit owners up to 5000+

We offer many benefits to landlords including:

- Enroll in Educational Seminars & Webinars held throughout the year that relate to the residential rental industry
- Carbonized Landlord Forms and Notices
- Discounted rates on Tenant Credit Checks & Rental History Reports
- Support and assistance when you need it

It is through the support of our members that we can offer so much valuable information and services to the residential rental industry in Edmonton and across Alberta!

Please visit our website to see more of our initiatives and benefits!



**Become a member today!**

[www.albertalandlord.org](http://www.albertalandlord.org)

**Sharek & Co.**  
Barristers & Solicitors

# EVERYTHING CONDO

BROUGHT TO YOU BY

David van Leenen

780 917 6933

[dvanleenen@sharekco.com](mailto:dvanleenen@sharekco.com)

[yeglaw.ca](http://yeglaw.ca)



# MMG

Mayfield Management Group Ltd.



visit us today!

## Want to be a **HERO** in your owner's eyes?

### MMG can make it happen!

#### How?

- Responsive communication to owners & board inquiries
- Professional enforcement of bylaws & tenant management solutions
- Board access to timely & accurate financial statements
- Real-time cloud-based communication software
- 24/7 On-call emergency hotline
- Energy management solutions to lower costs
- Comprehensive risk mitigation strategies to lower insurance premiums



### Be a **Hero** – Contact Us Today!

780. 451. 5192 | [info@mmgltd.com](mailto:info@mmgltd.com) | [www.mmgltd.com](http://www.mmgltd.com)



**COMPLETE CARE**

**RESTORATION**

**FULL SERVICE DISASTER RECOVERY**

FLOOD • FIRE • WIND • CONSTRUCTION SERVICES  
ASBESTOS • MOLD • TRAUMA SCENE CLEANING • CONTENTS PROCESSING  
RESIDENTIAL & COMMERCIAL  
AHS APPROVED STANDARDS

[www.completecarerestoration.ca](http://www.completecarerestoration.ca)  
**780.454.0776**

# BUSINESS DIRECTORY

## FALL 2022



Company	Full Name	Phone	E-mail
<b>ACCOUNTANTS &amp; BOOKKEEPERS</b>			
Amzad Amiri Professional Corporation	Amzad Amiri	(780) 489-8450	amzad@aapc.pro
Barbara L. Surry Chartered Professional Accountant, CMA	Barbara Surry	(780) 467-0562	blsurry@blsurrycma.com
Donnelly & Co. LLP	Pei San Chan	(780) 488-7071	peisan@donnellyco.ab.ca
Heather Zeniuk Professional Corporation	Heather Zeniuk	(780) 463-8425	heather@hzcpc.ca
Ho LLP	Luu Ho	(780) 448-7317	lho@hollp.ca
KBH Chartered Accountants	Mohini Kumar	(780) 463-8101	m.kumar@kbh.ca
Metrix Group LLP	Yulian Korataiev	(780) 489-9606	ykorataiev@metrixgroup.ca
Radke Professional Corporation	Edwin Radke	(780) 424-2844	eradke@radkeca.com
Scott Dalsin Professional Corp	Scott Dalsin	(780) 439-9646	scottdalsinpc@telus.net
Special Office Services	Christine Schultz	(780) 240-5755	schuchris@outlook.com

Company	Full Name	Phone	E-mail
<b>BUILDING MAINTENANCE</b>			
4-Way Inspection Services Ltd.	Travis Olinek	(780) 473-8464	travis@4wayinspections.com
Acclaimed! Heating, Cooling & Furnace Cleaning	Mallory Caudron	(780) 413-1655	mallory@acclaimedfurnace.com
Alberta Commercial Painting	Jason Love	(780) 913-9136	aaapainting@shaw.ca
Alltron Systems	Angela Parkes	(780) 414-0194	anglea.parkes@alltronsystems.com
Antrim Construction Ltd.	Ruth Kelly	(780) 487-2330	ruth@antrimconstruction.com
BROJAM Construction & Maintenance Ltd.	Jamie Brown	(780) 757-5512	admin@brojamconstruction.com
Dryer Vent Scrubbing, Summit Fireplaces Heating & Cooling	Adriaan Van Papeveld	(780) 819-4527	dryerventscrubbing@gmail.com
Karlen-Elecom Ltd.	Mickie Poon	(780) 453-1362	mp@elecom.ca
Mosaic Home Services	Steven Knight	(780) 910-6688	steven@getmosaic.ca
NB Benny's Contracting Ltd.	Rebekah Barron	(780) 660-2888	rebekah@nbbennys.com
Taylor Construction	Kristine Opp	(403) 244-5225	office@taylorconstruction.ca
The Restorers Group Inc.	Dean Amundson	(780) 239-6760	dean@restorersgroup.ca
United Supreme Group	Mark Lunnin	(403) 891-1454	mlunnin@unitedsupreme.ca

<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>CONDOMINIUM MANAGEMENT</b>			
113 West Management Ltd.	Anand Sharma	(780) 784-3001	anand@113west.ca
20/20 Management	Katie Ekroth	(780) 714-0812	katie@2020management.ca
AIM Real Estate Corporation	Dan McDaniel	(780) 424-0397	dmcdaniel@aimrec.ca
Alberta Property Management Solutions Inc.	Georgina MacNeil	(780) 715-7270	accounting@apmsi.ca
AV8 Solutions	Brett Binnie	(780) 352-9277	brett@av8solutions.com
Ayre & Oxford Inc.	Roseanne Evans	(780) 448-4984	roseevans@ayreoxford.com
Bella Management and Realty Ltd.	Alison Pon	(780) 444-2665	info@realtybella.com
Blueprint Condominium Management Inc.	Ibrahim Butt	(780) 665-5350	ibrahim@blueprintmanagement.ca
Braden Equities Inc.	Braden Paquette	(780) 429-5956	info@bradenequitiesinc.com
Bridgegate Property Management Group Inc.	Tamara Langille	(780) 266-2778	tamara@bridgegate.ca
Burk Management & Realty Inc.	Shannon Dennis	(780) 421-9995	info@burkmanagement.com
Canwest Management & Realty Inc.	Arvind Kapur	(780) 461-2447	canwestmgmt@gmail.com
Celtic Group of Companies	Keri Roszko	(780) 784-0028	keri@celticmanagement.ca
Condo Management Solutions Inc.	Carrie Plett	(780) 278-8373	carrie@cms2020.ca
Converge Condo Management Inc.	Jeremy Dalglish	(587) 920-3550	jeremy@convergecondo.com
CorBec Management Group Inc.	Laura Lindbeck	(780) 445-4928	laura@corbecmanagement.ca
Core Realty & Management Group Inc.	Don Brown	(780) 651-1577	don@coremanagement.ca
Coutts & Associates Inc.	Peter C. Coutts	(780) 756-9222	peter@edmontonpropertymanagement.ca
CS Management Inc.	Curtis Siracky	(780) 760-6197	curtis@csmgmtinc.ca
Durston Properties	Alan Durston	(587) 590-1535	alan@durston.ca
FirstService Residential	Alicia Jentner	(780) 229-3882	alicia.jentner@fsresidential.com
Fortman Management Ltd.	Kathy Bowers	(780) 791-3948	condos@fortman.ca
Gleniffer Lake Resort	Tammy Campbell	(403) 728-3010	tammy@mylakeresort.com
Group Three Property Management Inc.	Michele Curtis	(780) 641-0222	mcurtis@groupthree.ca
Habitat for Humanity	Connie Pitruniak	(780) 453-2979	cpitruniak@hfh.org
Hallmark Management Inc.	Darcie-Lee Rea, ACM	(780) 819-2108	darcie@hallmarkmanagement.ca
Homestead Property Management	Shirley & Ted Appelman	(780) 203-4105	ted.hpm@hotmail.com
Inland Property Management Ltd.	Kate Brisson	(780) 461-1177	kate@inlandpropertymanagement.ca
JLR Condo Specialists Inc	Lisa Wallbridge	(587) 521-2090	lisa@jlrmgmt.ca
KDM Management Inc.	Brian Fischer	(780) 460-0444	bfischer@kdmgmt.ca
Key Investment Property Management Inc.	Karen Schoepp	(780) 833-5555	info@keyproperty.ca
Laidley Management	Nancy Ternowski	(780) 423-1516	info@laidley.ca
Larlyn Property Management Ltd.	Michael Holmes	(780) 424-7060	larlyn@larlyn.com
Magnum York Property Management Ltd.	Barry Meckelberg	(780) 486-7134	bmeckelberg@magnumyork.com
Mayfield Group Management	AJ Slivinski	(780) 451-5192	aj@mmgltd.com
McLeod Realty & Management Ltd	Robert F McLeod	(780) 453-1108	info@mcleodrealty.com
Pivotal Property Management Inc.	Jamie Shima	(780) 701-4300	jamie@pivotalpm.ca
Premiere Group	Brent Graham	(780) 756-2840	brent@premieregrp.ca
Prince Property Inc.	Sandi Danielson	(780) 416-9098	sandi@princeproperty.ca
Progressive Property Management Ltd.	Jo-Anne Syskasis	(780) 473-5474	js@progressivepropertymanagement.ca

<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>CONDOMINIUM MANAGEMENT (CONTINUED)</b>			
Re/Max Commercial Capital Property Management	Scott Hughes	(587) 525-8900	admin@rccpm.ca
Roots to Peak Management Ltd.	Melissa Southorn	(780) 860-6707	melissa@rootstopeak.com
Royal LePage Summitview Realty	Nancy Caul	(780) 852-5500	jasper@royalpage.ca
Royal LePage, The Realty Group Grande Prairie - Property Management	Angie Peters	(780) 532-3400	angiepeters@royalpage.ca
Shift Management Services	Kelly Bertrand	(780) 872-4556	info@shiftmanagement.ca
Simco Management (Edmonton) Inc.	Ray Pratt	(780) 455-4111	simcomanagement@telusplanet.net
Skyline Property Management	Seang Hem	(780) 994-3100	shem@skylineproperty.ca
Stellar Condominium Management Ltd.	Alicia Jentner	(587) 937-2655	alicia@stellarcondos.com
Strategic Condo Management & Consulting	Diane Drew	(780) 739-6619	diane@strategiccondo.com
TEGA Property Management Ltd.	Susan Milner	(780) 757-7828	smilner@tegapm.ca
The Realty Store	Tamara Janzen	(403) 341-5554	condos@therealtystore.ca
Victorian Management Inc.	Anthony Canada	(780) 463-0066	anthony@victorianmanagement.ca

<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>CONSULTANTS &amp; MEDIATORS</b>			
Bylaw Consultants	Gary Caouette	(587) 991-0959	bylawconsultants@gmail.com
Condo Check	Bernie Winter	(403) 509-2250	bernie@condo-check.com
CQ Network	Ronnie Tallman	(780) 449-5545	ronnie.tallman@cqnetwork.com
Excel Bldg. Inspection & Consulting	Stuart Schechtel	(780) 464-5634	excelins@telus.net
HRS Condominium Consulting	Helena R. Smith, ACCI, FCCI	(780) 433-8058	helenarsmith1@gmail.com
Rosetree Mediation, Arbitration and Consulting Services	Gerrit Roosenboom	(780) 982-4355	rosetree.g@gmail.com
Skyline QS Consultants Ltd.	Maeve Duggan	(780) 920-9962	mduggan@skylineqs.ca
Todd Brand Consulting	Todd Brand	(403) 608-2710	toddbrand@hotmail.com

<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>DISASTER RESTORATION</b>			
Belfor Property Restoration	Nikita Cooze	(780) 908-2469	nikita.cooze@ca.belfor.com
Complete Care Restoration	Jayson Wood	(780) 370-8997	jayson@completecarerestoration.ca
Delnor Restoration Services	Leanne Smith	(780) 929-4004	info@delnorrestoration.ca
First General Edmonton	Moe Barzagar	(780) 903-0402	moe.barzagar@firstgeneral.ca
First Onsite Property Restoration	Robin Chuchmuch	(780) 296-0035	robin.chuchmuch@firstonsite.ca
Kalloway Property Services	Ken Allman	(780) 436-8090	kenallman@kalloway.com
Lydale Construction	Denise Kendrick	(306) 934-6116	dkendrick@lydale.com
On Point Restore	John Wegner	(780) 701-3891	contact@on-point.ca
Paul Davis Restoration	Ryan Bubenko	(780) 454-4047	ryan.bubenko@pauldavis.com
Premier Fire & Flood Restoration	Kimber-Lee Kuyvenhoven	(780) 455-5881	kimber-lee@pffr.ca
Pure Restoration	Tyler Scarlett	(780) 475-7044	tyler@purerestoration.ca
Restruction Alberta Ltd.	Janu Subramaniam	(780) 454-7762	janus@restruction.ca
ServiceMaster Restore	Jason Miller	(780) 443-4338	jason.miller@svrmstore.ca
Titan Construction	Brandon Van Unen	(780) 483-3426	bvanunen@titan89.com

<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>ENGINEERING</b>			
Aegis West Engineering Inc.	Garett Cochrane	(780) 238-3418	garett@aegiswest.ca
C3 Engineering Technology Inc.	Cliff Swain	(780) 940-5578	C3Engineering@Shaw.ca
Elements Roof Management Consulting Ltd.	Allan King	(587) 416-0555	aking@ermc.ca
Entuitive Corporation	Adrian Breitwieser	(403) 879-1270	adrian.breitwieser@entuitive.com
EXP	Steven DeLuca	(780) 203-8605	steven.deluca@exp.com
HGC Engineering	Ian Bonsma	(587) 441-1583	ibonsma@hgcengineering.com
IRC Building Sciences Group	Marcia Araujo	(778) 580-5956	maraujo@rimkus.com
Keller Engineering	Andree Ball	(403) 471-3492	aball@kellerengineering.com
Morrison Hershfield Ltd.	Bereket Alazar	(780) 483-5200	balazar@morrisonhershfield.com
Read Jones Christoffersen Ltd.	Nick Trovato	(780) 452-2325	ntrovato@rjc.ca
Tree of Knowledge (TOK) Engineering	Martin Bankey	(780) 434-2376	mbankey.tok@shaw.ca
Wade Consulting Inc.	Billy Huet	(780) 977-5437	bhuet@wadeconsulting.ca
	Derek Zilke	(780) 486-2828 x238	dzilke@wadeconsulting.ca
Williams Engineering	Marla Snoddon	(780) 910-9968	msnoddon@williamsengineering.com

<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>EXTERIOR MAINTENANCE</b>			
AAA Striping	Dorian Andrews	(780) 435-2214	info@aaastriping.ca
Alberta Commercial Painting	Jason Love	(780) 913-9136	aaapainting@shaw.ca
Ardent Roof Systems Inc.	Derrick Lukin	(780) 488-4900	derrick@ardentroof.ca
Capitall Exterior Solutions	Craig Hatt	(780) 757-3930	craighatt@capitall.ca
Christensen & McLean Roofing Co. Ltd.	Phil Roy	(780) 447-1672	phil@cmroofing.ca
Donewell Property Services	Cam Massie	(780) 906-9495	cam@donewell.ca
Elements Roof Management Consulting Ltd.	Allan King	(587) 416-0555	aking@ermc.ca
Evertex Concrete Restoration Inc.	Rick Carbone	(403) 714-1799	rcarbone@shaw.ca
G & J Construction Group LP	Grant Wall	(780) 454-0700	services@gjconstruction.ca
NB Benny's Contracting Ltd.	Rebekah Barron	(780) 660-2888	rebekah@nbbennys.com
No Water Roofing	Ella Chesterman	(587) 990-7663	info@nowatercontracting.ca
Off The Ledge	Cody Hodson	(587) 873-2020	cody@offtheledge.ca
Paneless Window Washing Inc.	Matthew Stewart	(780) 707-8385	contact@panelesswindow.com
PolyLEVEL Alberta Corp.	Vincent Augert	(780) 660-8558	vincent@polylevelalberta.com
Pyramid Concrete & Consulting Ltd.	Cole Goshulak	(780) 481-0808	cole@pyramidconcrete.net
Safesidewalks Canada Inc.	Jeff Adolf	(780) 278-4434	jeff@safesidewalks.ca
Shack Shine	Dustin Grainger	(780) 660-2586	dustin.grainger@shackshine.com
West Edmonton Window Cleaning	Tyler Bayn	(780) 481-4988	contact@wewc.ca

<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>FINANCIAL SERVICES</b>			
Condominium Financial	Jim Wallace	(780) 952-7763	jim@condominiumfinancial.com
CWB Maxium (Project Financing)	Kelly McFadyen	(604) 562-5403	kelly.mcfadyen@cwbbmaxium.com
Manulife Securities Inc.	Ryan Ardron	(403) 230-3909	ryan.ardron@manulifesecurities.ca
National Bank Financial - MacDougall Wealth Management	Christopher (Kit) Richmond	(403) 348-2606	christopher.richmond@nbc.ca
Rhind & Associates	Will Pozzo	(403) 283-1378	will@wjrhind.com
VersaBank	Karl Neufeld	(604) 984-7564	karln@versabank.com

Company	Full Name	Phone	E-mail
<b>INSURANCE BROKERS AND ADJUSTERS</b>			
Allstate Insurance	Jamie Cairns	(780) 456-6138	jcairns@allstate.ca
Arthur J. Gallagher Canada Limited	Michael Arnold	(403) 299-1692	michael_arnold@ajg.com
BFL CANADA Insurance Services Inc.	Hamish Farmer	(780) 229-3780	hfarmer@bflcanada.ca
Diverse Claims Adjusters Ltd.	Paul Whitman	(780) 756-4222	paul@diverseclaims.ca
HUB International Insurance Brokers	Dawn Mitchell	(780) 453-8407	dawn.mitchell@hubinternational.com
Katherine Hanna Insurance Agency Inc.	Katherine Hanna	(780) 464-6858	katherine@katherinehanna.ca
PRIMELINK Insurance Brokers Ltd.	Murray Dadswell	(780) 435-3632	Mdadswell.prim-01@insuremail.net
RiskTech Insurance Services	Jason Ploof	(780) 453-9840	jploof@excelrisk.ca
T&L Adjusters Ltd.	Cory Gilliam	(780) 395-2222	cgilliam@tladjusters.com
Zensurance	Zak Barbary	(888) 654-6030	info@zensurance.com

Company	Full Name	Phone	E-mail
<b>INSURANCE APPRAISERS</b>			
Balance Valuations	Cassidy MacDonald, AACI, P.App, CRP	(780) 296-2323	cassidy@balancevaluations.com
Go West Valuations Corp	Pete West	(587) 356-1555	pete@gowestcorp.com
Normac	Omar Khan	(780) 935-8258	omar@normac.ca
Reliance Asset Consulting Inc.	Harold Weidman	(780) 702-7068	info@relianceconsulting.ca
Suncorp Valuations Ltd.	Devin Baker	(306) 652-8373	devin.baker@suncorpvaluations.com

Company	Full Name	Phone	E-mail
<b>JANITORIAL SERVICES</b>			
Cleaning Extraordinaire	Rhonda Koenig	(780) 982-2223	rhonda@cleaningex.com
Sunshine Cleaning Services Ltd.	Robert Hennigan	(780) 477-7067	sunshinecleaningsltd@gmail.com
TKO Services Ltd.	Tasha Crowley	(780) 777-3055	info@tkoclean.com

Company	Full Name	Phone	E-mail
<b>LAWYERS</b>			
Birdsell Grant LLP	Mark Dudar	(780) 968-1213	mdudar@birdsell.ca
Field Law	Erin Berney	(780) 429-7856	eberney@fieldlaw.com
Gledhill Larocque	Victoria A. Archer	(780) 465-4852	archer@gledhill-larocque.com
Miller Thomson LLP	Roberto Noce	(780) 429-9728	rnoce@millerthomson.com
	Michael Gibson	(780) 429-1751	mgibson@millerthomson.com
Ogilvie LLP	Robert P. Assaly	(780) 429-6243	rassaly@ogilvielaw.com
PDS Law	Shane Parker	(780) 444-8404	sparker@pdsllaw.ca
Reynolds Mirth Richards & Farmer LLP	Todd Shipley	(780) 497-3339	tshipley@rmrf.com
	Emmanuel Mirth	(780) 425-9510	emirth@rmrf.com
	Heidi Besuijen	(780) 497-3327	hbesuijen@rmrf.com
Sharek Logan & van Leenen LLP	David van Leenen	(780) 413-3100	dvanLeenen@sharekco.com
Shourie Bhatia LLP	Arun Shourie	(780) 438-5281	ashourie@sb-llp.com
Willis Law	Hugh Willis	(780) 809-1888	hwillis@willislaw.ca
	Melissa Stappler	(780) 809-1888	mstappler@willislaw.ca
	Rachael Hovan	(780) 809-1888	rhovan@willislaw.ca
	Amber Nickel	(780) 809-1888	anickel@willislaw.ca
	Brian Anslow	(780) 809-1888	banslow@willislaw.ca
Witten LLP	John M Frame	(780) 428-0501	jframe@wittenlaw.com

<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>MECHANICAL, ELECTRICAL, &amp; PLUMBING</b>			
4-Way Inspection Services Ltd.	Travis Olinek	(780) 473-8464	travis@4wayinspections.com
Enercare Home and Commercial Services	Warren Kuchta	(780) 884-2742	warren.kuchta@enercare.ca
Environmental Dynamics Ltd.	Kelvin Eaton	(780) 421-0686	k.eaton@edl.ca
Gateway Mechanical Services Inc.	Paul Flynn	(800) 414-4929	pflynn@gatewaymechanical.ca
Multigas Detection & Instrumentation Services Group Inc.	Jennifer Parasynchuk	(780) 980-0799	jen@multigasinc.com
Nordic Mechanical Services Ltd.	Rene Cloutier	(780) 469-7799	rene@nordicsystems.ca
Polar Electric Contracting Ltd.	Cory Peters	(587) 985-6403	info@gopolar.ca
Renew Services Inc.	Richard Nelson	(780) 544-8060	info@renewservicesinc.ca
The VETS Group	Erin Rayner	(780) 434-7476	erayner@vetsgroup.com
Viking Mechanical	Adam Hansen	(780) 455-0181	office@vikingmechanical.ca
Weiss-Johnson Heating, Air Conditioning & Plumbing Services	Dennis Johnson	(780) 463-3096	Dennis.Johnson@weiss-johnson.com


<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>PROPERTY &amp; TECHNOLOGY SERVICES</b>			
CondoGenie	Rafal Dyrda	(800) 274-9704	rafal@condogenie.com
CQ Network	Ronnie Tallman	(780) 449-5545	ronnie.tallman@cqnetwork.com
Edmonton Eviction Services Inc.	Donald Gray	(780) 974-8427	don@edmontonevictionservices.com
GetQuorum	Mark DiPinto	(877) 353-9450	contact@getquorum.com
MaxTV Media	Erik Kehat	(780) 652-0200	info@maxtvmedia.com
SafewithUlli o/a Safe With Ulli Inc.	Ulli Robson	(780) 288-2986	ulli@safewithulli.com
Summit Lock & Safe	Josh Kenny	(780) 722-5101	info@summitlockandsafe.ca
Unico Power Corp.	Cooper Holmes	(778) 886-6290	cholmes@unicopower.com

<i>Company</i>	<i>Full Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>REAL ESTATE</b>			
Canwest Management & Realty Inc.	Arvind Kapur	(780) 461-2447	canwestmgmt@gmail.com
McLeod Realty & Management Ltd	Robert F McLeod	(780) 453-1108	info@mcleodrealty.com
Pinnacle Realty & Management Inc.	Rick Murti	(780) 758-4434	rmurti@pinnaclemgmt.ca
Realtegit Management Solutions	Beverley Matthias	(780) 987-2900	bev@realtegitmgmt.net
Realty72	Salman Rajani	(780) 716-0777	srjani@realty72.ca
Royal LePage Andre Kopp & Associates	Doug Kopp	(780) 865-0071	dougekopp@telusplanet.net
Royal LePage Summitview Realty	Nancy Caul	(780) 852-5500	jasper@royallepage.ca
Royal LePage, The Realty Group Grande Prairie - Property Management	Angie Peters	(780) 532-3400	angiepeters@royallepage.ca

Company	Full Name	Phone	E-mail
<b>RESERVE FUND STUDY PROVIDERS</b>			
Aegis West Engineering Inc.	Garett Cochrane	(780) 238-3418	garett@aegiswest.ca
Balance Valuations	Cassidy MacDonald, AACI, P.App, CRP	(780) 296-2323	cassidy@balancevaluations.com
Bigelow Reserve Fund Studies	Sharon Bigelow, CRP	(780) 965-0965	sharonbigelow@shaw.ca
C3 Engineering Technology Inc.	Cliff Swain	(780) 940-5578	C3Engineering@Shaw.ca
Entuitive Corporation	Adrian Breitwieser	(403) 879-1270	adrian.breitwieser@entuitive.com
Excel Bldg. Inspection & Consulting	Stuart Schechtel	(780) 464-5634	excelins@telus.net
EXP	Steven DeLuca	(780) 203-8605	steven.deluca@exp.com
Keller Engineering	Andree Ball	(403) 471-3492	aball@kellerengineering.com
Morrison Hershfield Ltd.	Hafsa Salman	(780) 483-5200	hsalman@morrisonhershfield.com
Read Jones Christoffersen Ltd.	Nick Trovato	(780) 452-2325	ntrovato@rjc.ca
Reliance Asset Consulting Inc.	Harold Weidman	(780) 702-7068	info@relianceconsulting.ca
Reserve Fund Planners Ltd.	Brian Barlund	(403) 348-5444	bbarlund@reservefundplanners.ca
Tree of Knowledge (TOK) Engineering	Martin Bankey	(780) 434-2376	mbankey.tok@shaw.ca
Wade KH Reserve Fund Planners Ltd.	Shantel Kalakalo	(587) 743-0555	shantel@wadekhrfp.ca
Williams Engineering	Marla Snoddon	(780) 910-9968	msnoddon@williamsengineering.com

Company	Full Name	Phone	E-mail
<b>UTILITY MANAGEMENT</b>			
Carma Corp. Utility Submetering and Billing Solutions	Jim Rychlo	(587) 598-3441	jrychlo@carmacorp.com
Enercare Home and Commercial Services	Warren Kuchta	(780) 884-2742	warren.kuchta@enercare.ca
Solution 105 Consulting Ltd.	Chris Vilcsak	(780) 429-4774	timinski@solution105.com


Company	Full Name	Phone	E-mail
<b>WINDOWS &amp; DOORS</b>			
All Reach Glass Services Inc.	Blaine Adams	(780) 483-9561	office@allreachglass.com
Capitall Exterior Solutions	Craig Hatt	(780) 757-3930	craighatt@capitall.ca
Summit Lock & Safe	Josh Kenny	(780) 722-5101	info@summitlockandsafe.ca



**Condo Check®**

Alberta's home for everything Condos

Welcome to our website. We offer services to meet the needs and concerns of condo consumers. We provide the Condominium Document Review service in all locations across Alberta including small communities.





**AGING ROOF...  
DEFERRED MAINTENANCE... LEAKS  
PRE-PURCHASE CONCERNS?  
REPLACEMENT NOT IN YOUR PLAN?**

**GET YOUR FREE QUOTE TODAY**

Contact Leslie Pilotte  
780-486-2828 Ext.260 | lpilotte@ermc.ca  
**ERM.CA**



Schedule  
Maintenance



Reduce Roof  
Repair Costs



Extend  
Service life

**SERVICES:** Roof Condition Report | Roof Inspection Services  
Roof Area Management Programs | Roof Specifications | Inspections of Work in Progress



**ANTHONY CANADA**  
GENERAL MANAGER

4255 - 53 Avenue NW  
Edmonton, AB T6B 3P4  
T: (780) 463 - 0066  
F: (780) 463 - 0359  
E: anthony@victorianmanagement.ca  
W: www.victorianmanagement.ca

*Professional Condominium Corporation Management*



Call us at (780) 982-4355  
to learn more!

**Got Condominium Problems?  
We Have Solutions!**

www.rosetreemediation.com Email: rosetree.g@gmail.com

**We can help resolve issues between:**

- Owners & Directors
- Owners & Owners
- Boards & Developers/Contractors
- Board Members



**Specializing in In-Suite Signalling Device Tests**

Alltron Systems (1990) has qualified and friendly technicians who can complete your in-suite inspection quickly and accurately in order to reduce the impact on your valuable time.

**We also offer:**

- Annual test and inspections of fire alarm equipment as per the 2014 Alberta Fire Code
- Annual emergency light and exit light inspections
- Apartment upgrades to Apartment Upgrade Program (AUP)
- Fire extinguisher inspection, recharging, sales and service
- Intercom sales and service
- Closed circuit television systems
- Nurse call systems
- Card access systems
- Certified kitchen inspections
- Gas detection inspections

**Alltron Systems (1990)**

9507 - 42 Ave NW, Edmonton, AB T6E 5R2

**780-414-0194**

**24/7 service**

**CAN/ULC-S536-13  
Registered  
Technicians with  
CFAA (factory trained)**

**Insured/WCB**



# PIVOTAL PROPERTY MANAGEMENT

Pivotal Property Management Inc. is a full-service Condominium Management solution.

We work with the Board to establish effective systems and processes to meet the individual needs of your Corporation. Our customized management style has been designed to allow Board members to step back and relax, leaving the day-to-day administration, workload and follow up to the management company. However, if Boards prefer a more hands on approach, our systems can be adjusted to accommodate as much or as little Board involvement as requested.

## MANAGEMENT SERVICES:




- 24/7 Emergency assistance available
- Implementation of a preventative maintenance plan
- Routine property inspections with reports
- Regular tendering of contracts and work
- Manager accountability through in depth task tracking
- Monthly financial reporting with customized financial packages
- Direct communication between the Treasurer and Accounting Team
- Monthly follow up on all arrears and effective collections processes
- Industry leading task management tracking and updates


## WHY HIRE PIVOTAL?

- Smooth, hassle free transitions
- There are NO trust accounts
- No “sticky” termination clauses
- Worry free management - Ask us how!

“ Professional, Efficient, Accountable, Helpful  
We have been with Pivotal for a year and a half and they are providing great service and have proven to be so much more effective than our previous management company. With their guidance, knowledge and experience we are getting things done and they are being done well. We are pleased that we made the choice to hire Pivotal. ”

-JOYCE

(780) 701-4300   
pivotal@pivotalpm.ca   
www.pivotalpm.ca 

705, 9707 110 Street NW   
Edmonton, AB T5K 2L9

Follow the link on the right or go to our website to request your free management proposal today!



Scan me



# BFL CANADA

## Condominium Insurance Brokerage

### Proud Platinum Sponsor of the Canadian Condominium Institute North Alberta Chapter

Finding the right insurance can be intimidating and confusing, so let us take the stress out of the process and help you make an informed risk strategy. In addition to protecting your investment, the BFL CANADA team can offer guidance focused around claims prevention, coverage education and bylaw review to property managers and condominium boards.

#### THE CONDO PROTECT ADVANTAGE

Our Condo Protect insurance package is designed to cover the risks faced by condominium corporations. It includes:

- Eleven specifically designed coverages that exceed the Condominium Property Act requirements
- Manuscript wording designed for condominiums
- Access to more insurers than any other broker
- Dedicated condominium proactive claims support unit
- National Condominium team of 150+ people across Canada

#### FIND OUT HOW WE CAN HELP INSURE YOUR PROPERTY, CONTACT US

**BFL CANADA Insurance Services Inc.**

1-888-451-4132

[albertarealestate@bflcanada.ca](mailto:albertarealestate@bflcanada.ca)

[bflcanada.ca](http://bflcanada.ca) |   

