

CANADIAN CONDOMINIUM INSTITUTE
NORTH ALBERTA CHAPTER

INSITE^{TO} CONDOS

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MANAGEMENT POSTCARD
CAMPAIGN

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PROTECT YOUR BUDGET

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The Canadian Condominium Institute (CCI) is an independent, non-profit organization formed in 1982 with Chapters throughout Canada. 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. CCI assists its members in establishing and operating successful Condominium Corporations through information dissemination, education, workshops, webinars, courses, seminars and government advocacy.

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A call to Northern Alberta condo community creatives.

We have an open call for submissions for original artwork to feature on the cover of *Insite to Condos* magazine.

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Who Can Submit?

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EVENTS: More Than a Conference & More Connected Than Ever

FROM THE PRESIDENT



Susan Milner

Board President, CCI North Alberta Chapter

Valued Members and Partners,

As we head into the summer season, I want to take a moment to reflect on the incredible success of this year's Alberta Condo Expo (ACE), held on May 3rd.

What an event it was! From start to finish, the energy and engagement from our community was truly inspiring.

This year, the conference portion of ACE offered four unique education streams and a total of 12 breakout sessions, giving attendees the flexibility to tailor their learning experience to their specific interests and needs.

From board governance and legislative updates to insurance and operations, the sessions were packed with timely, practical insights delivered by seasoned experts in the condominium field.

One of the standout moments of the day was the Expert Legal Panel, which drew a packed house and featured an engaging discussion on current issues impacting condo communities across Alberta.

The trade show was equally impressive, with 76 vendors filling the space and offering valuable services, tools, and innovations to support condo boards, managers, and owners.

Events like these don't happen without the tireless work of a dedicated team. I want to extend my heartfelt thanks to our staff and volunteers whose hard work made this year's Expo such a success. Your efforts are deeply appreciated and vital to everything we do.

Looking ahead, I'm thrilled to share that next year's ACE will be moving to the Edmonton Convention Centre May 8-9, 2026. This larger venue will allow us to grow the event and deliver an even better experience for our members and attendees. Even more exciting, ACE 2026 will be held in

conjunction with the CCI National Leaders' Forum, which Edmonton has the honour of hosting next year.

This national gathering will bring together condominium leaders and professionals from across the country, and we are proud to showcase the strength and spirit of our North Alberta Chapter on such a grand stage.

As always, we remain committed to providing meaningful education, strong advocacy, and valuable resources to support the condominium community.

Thank you for being a part of our journey – we can't wait to see what we'll achieve together next.

With respect,

A handwritten signature in dark ink, appearing to read 'Susan Milner'.

Susan Milner
President, CCI North Alberta Chapter

In May 2026 CCI North Alberta will host the Alberta Condo Expo (ACE) at the Edmonton Convention Centre in conjunction with the CCI National Leaders' Forum.



Photo: Edmonton Convention Centre (stock image).

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MEET THE TEAM



INTRODUCING

Katherine (Katt) Topolniski

Education & Event Coordinator, CCI North Alberta

Written by: Katherine Topolniski, CCI North Alberta

Katt Topolniski brings a unique blend of creativity, strategic insight, and community-building expertise to CCI North Alberta. With a diverse background spanning the arts, nonprofit leadership, and community development, she's passionate about creating meaningful experiences and strengthening condo communities through collaboration, education, and connection.

What is something that you are currently excited about or focusing on in your work?

As Events & Education Coordinator, I deliver educational events that address the day-to-day realities of condo living. From Expert Panels and webinars to the Alberta Condo Expo (ACE), our aim is to help condo owners, board members, managers, and other industry professionals grow their knowledge and skills.

My approach is people-focused—I care deeply about the experiences of those who attend our events and those who don't. Feedback from participants, speakers, and sponsors is key to continually improving the quality and relevance of our offerings.

As we prepare to expand ACE to a larger venue next year, I'm excited to collaborate to shape an event that builds on the success of the last two events I got to manage.

What qualities or skills do you bring into your role with CCI?

Throughout my career, I've blended my creative, strategic, and production-focused skills within the arts, communications, and capacity building and a drive to engage people's interests, grow their awareness, and help them feel connected.

I've worked in event management, facilitation, program design, communications and marketing. I've also contributed to the growth of membership-based organizations and stewarded collaborative provincial and national networks.

I bring the ability to integrate strategy and execution to my work at CCI—from planning events, to communications, to engaging the condo community. I work closely with industry experts to bring ideas to life and design learning experiences that empower people to navigate condo living with confidence.

This role feels like a natural evolution of the work I've always done: bringing people together, fostering shared understanding, and creating space for meaningful learning.

What challenges do you hope to address in your work at CCI?

A challenge that has grabbed my attention centers around communication—both within CCI and the industry, and in condo communities themselves. Condo management is a task taken on by diverse groups of people working together on behalf of their community. It requires specialized education to navigate the complexities of collective decision-making and protecting a shared investment, and effective communication is part of ensuring everyone is aligned and informed.

I believe it's important to recognize that not everyone learns the same way and to meet people where they're at by offering relevant and accessible educational information in a variety of formats. Whether someone prefers to read, attend webinars, or hear from experts at our events, the goal is always to ensure critical condo knowledge reaches them.

That's why, as Managing Editor of *INSITE to Condos*, I consider the magazine as a key part of our education strategy that complements our events by reinforcing key takeaways, spotlighting insights from the experts in our membership, and sparking and continuing important conversations. By weaving editorial content into our broader learning strategy,

Continued on page 10.

I want to create more entry points where people can engage, reflect, and deepen their understanding of condo living.

Why should condo owners understand condo management and what would you say to someone considering joining their board?

Condo communities work best when owners are informed, engaged, and collaborative. One meaningful way to build that understanding is by serving on your condo board. It's an opportunity to develop your own leadership, communication, and collaboration skills in ways that often translate into other areas of your life.

If you're considering it, my advice is simple: **DO IT.**

It's an incredible learning opportunity with real-world impact where you will gain insight and participate in decision-making, have a say in how finances are managed, and help shape governance structures to support the long-term health of the building and the community.

You don't have to be an expert to get started, and CCI offers a wealth of support: accessible resources, events, expert panels, articles, and mentorship opportunities.

Understanding the basics of governance, reserve funds, and shared responsibility helps you be a more empowered owner –and strengthens your community overall. So even if you're not quite ready to serve on the board, it's still meaningful to take an interest in how your condo is managed.

What is something you are passionate about, outside of work, and how does it influence your approach to life?

Creativity is central to everything I do; whether I am writing a newsletter, planning events or learning experiences, or capturing fleeting moments in my photography practice.

I love to bring ideas to life, especially when they challenge me creatively, amplify different perspectives, reflect the human experience, and spark connections.

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MEET THE TEAM

My creativity encourages me to lead with curiosity and openness, to listen first and create space for diverse voices, always looking to draw out the collective wisdom in the room instead of assuming the answers come from the top or a single person.

What is something about yourself that might intrigue our members?

I'm deeply fascinated by how systems—both internal and external—impact us. Most people don't expect this, but I'm also a trauma-trained Somatic Experiencing and Reiki practitioner.

I support people with emotional processing and trauma recovery, guiding them as they develop their somatic awareness and reconnect with their body's wisdom.

It's a practice rooted in compassion, pattern recognition, and nervous system regulation—and while it may sound quite different from my work in education and events, both paths are really about supporting people to develop their

awareness, enhance their resilience, and feel more connected.

How do you balance your professional and personal life?

For me, it's less about drawing strict lines between the personal and professional, and more about showing up as my whole, authentic self in both (though there's definitely a time and place for dealing with email).

I've intentionally cultivated a life where my creativity, diverse skill sets, strategic and systems thinking, and my emotional intelligence don't need to be compartmentalized. These qualities shape how I create, the way I work, how I connect, and how I contribute to community.

Honouring all these parts of me and staying rooted in presence actually increases my energy, expands my creativity, and my capacity to meet the moment. By staying aware of my nervous system and inner landscape, I'm better able to navigate the external systems I'm part of—both at work and in life. 🏢



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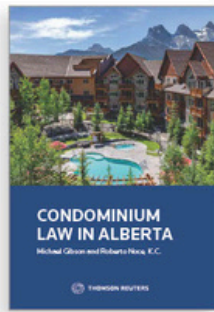
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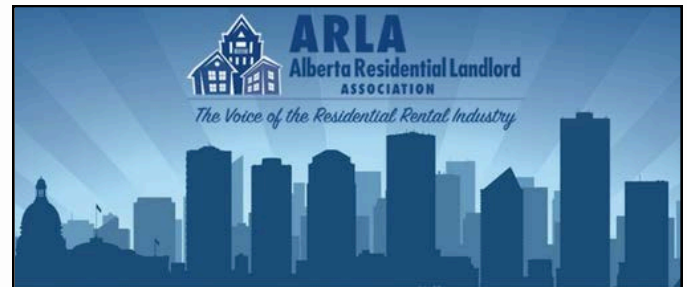


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Authored by Miller Thomson Condominium & Strata lawyers Michael Gibson and Roberto Noce, KC, *Condominium Law in Alberta* is an invaluable resource to assist condominium boards and property managers in navigating the legal principles and ensure compliance.

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GOVERNMENT ADVOCACY

"HEY, CITY HALL... THIS STINKS!"

CCI Launches Postcard Campaign Urging Edmonton City Council to Fix Flawed Waste Rollout

Written by: Katy Campbell, CCI North Alberta

Overflowing bins, garbage-strewn waste areas, illegal dumping, and increased financial burdens are just some of the consequences our Government Advocacy Committee is hearing about the City's multifamily waste collection program rollout.

As the Government Advocacy Committee of the Canadian Condominium Institute – North Alberta Chapter, we've been hearing loud and clear from condo owners, boards, and managers: ***Edmonton's new multifamily waste collection program is causing major issues at condo sites where the program has been rolled out.***

Overflowing bins, garbage-strewn waste areas, illegal dumping, and increased financial burdens on condo corporations are just some of the consequences of the City's recent rollout. While we support the intent behind the program—reducing landfill waste and creating a more sustainable city—the current implementation is causing real issues for multifamily communities.

In response, our committee has launched a citywide postcard campaign with a message we hope City Hall can't ignore: ***"Hey, City Hall... This Stinks!"***

Why We're Speaking Out

While the intent behind the program—to reduce landfill waste and increase sustainability—is commendable, its current implementation has created serious and unintended consequences for condos and apartment buildings across Edmonton.

Based on experiences our members have shared, many condo corporations are struggling with waste capacity, increased illegal dumping, operational confusion, and rising costs.

For properties with multiple residents using shared bins, the ability to enforce individual compliance is difficult. Unlike single-family homes, multifamily residents can't easily gauge or limit their individual waste output. As a result, condo boards and managers are often left shouldering the burden, including paying for private waste contractors to manage the excess.

What We're Asking For

The postcards call on City Council to take four immediate actions:

- Pause further rollout to multifamily buildings until current challenges are addressed.
- Restore interim waste capacity and consider reintroducing roll-off bins.
- Increase pick-up frequency options for buildings struggling with overflow.
- Implement a more gradual reduction of regular waste bin capacity.

These are not unreasonable requests—they are practical, measured steps that would allow for a successful transition without unfairly burdening condo communities.

We believe in Edmonton's vision for a greener city, but for the program to succeed long term, it must be implemented with fairness, flexibility, and real support for condo communities.

One Small Action. Big Collective Impact.

Change at City Hall doesn't start with massive protests or complicated bureaucracy—it starts with simple, visible actions from everyday people. Sending a postcard may seem small, but when hundreds arrive on councillors' desks, it sends a message they can't ignore.

Across Edmonton, a growing movement of condo residents, board members, and property managers is calling for fair and workable waste solutions. When condo communities come together, our collective voice carries weight, and the Edmonton City Council will see just how serious and widespread this issue is.

We made it easy for you to add your voice because the more postcards we send, the louder our message becomes.

Each postcard includes a pre-written message that clearly outlines the challenges and the practical steps City Council can take to fix them. All you need to do is fill in a few details and drop it in the mail.

Talk to your condo board. Share this with your neighbours. Because when enough people speak up, the decision-makers are forced to listen. Let's show City Council that Edmonton's condo community is united—and ready to be heard.



HOW TO JOIN THE CAMPAIGN

Condo residents, board members, and condo managers—here's how to take part:

1. Pick up postcard(s)

- Location: CCI North Alberta Chapter, Suite 102, 8925 82 Ave NW, Edmonton
- Hours: Monday–Friday 9:00 AM - 5:00 PM

2. Fill it out with your name and address

- Include your City Councillor's name

3. Add postage and drop it in the mail!

Advocating for Fair, Sustainable Policy

Alongside the postcard campaign, we've sent formal letters to every member of City Council outlining the unintended consequences this program is having on our members. We've also extended an invitation to meet and discuss practical, workable solutions that better support condo communities.

As the Government Advocacy Committee of CCI North Alberta, our mandate is to represent the interests of the condominium community across the region. We take that responsibility seriously—and we welcome your input. 🏢

If you have concerns, experiences, or ideas to share, please reach out to us at info@ccinorthalberta.com.

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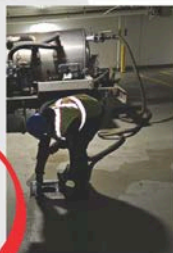
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CONDO MAINTENANCE: PRESERVE THE ENVELOPE, PROTECT YOUR BUDGET

A Guide to Proactive, Preventative Maintenance.

Written by: Allan C. King, P. Eng., ACCL, FCCI.

No condo board wants to deal with soaring repair costs or premature exterior failure, yet many buildings are on that path without realizing it. This guide outlines simple yet crucial steps to extend your building's lifespan and keep condo fees manageable.

Over the past years, Alberta legislators, developers, designers, and contractors have made significant efforts to improve building envelope construction practices to avoid premature, catastrophic failure.

Even though the building code has evolved, superior envelope materials have been introduced, and required warranties have been extended to five years, many envelope components still fail halfway through their expected lifecycle.

Note: While the roof is part of the envelope, this article addresses components below the roof—except in cases where a lower roof terminates against a wall.

Understand Your Wall System

No matter what wall system your building has, boards and managers rarely get to choose the design. But they do have the opportunity—and responsibility—to optimize its performance and prevent early failure. Early inspections, regular maintenance, and smart upgrades can dramatically reduce the risk of costly, premature envelope failures as a result of water accumulation in the wall system.

Wall systems have evolved from **basic face-sealed systems**—with no weather-resistant barrier behind the cladding—to more advanced **concealed barrier systems**—which contain both a face-sealed system and a weather-resistant barrier

2nd plane of protection—to the most sophisticated, a **concealed barrier with drainage plane system**—with a face-sealed plane of protection and a 2nd drainage plane of protection on the exterior wall that allows drainage to flashings on each floor level and above other components which project through the wall.

Newer systems include a second layer of protection to manage moisture that bypasses the outer surface and the most effective designs incorporate a drainage plane that allows water to shed through properly detailed flashings at each floor level and around wall projections like windows and balconies.

Early detection and repair of deficiencies is a good practice for all corporations.

It is the intention of the designer and installer that flashing details and water-shed membranes discharge the majority of precipitation, condensation and sublimation to the exterior surface of the cladding system without damage to the underlying wall.

Regardless of the type, all wall systems rely on well-executed detailing to shed almost all precipitation at the surface. Any water that does enter—whether from wind-driven rain or moisture laden air exfiltrating escaping from inside—should be directed out before it causes damage.

PROACTIVE, PREVENTATIVE MAINTENANCE GUIDE

The following lists typical reoccurring component detail failures, that if identified, and corrected early will save significant money to repair versus wholesale replacement. Included in each of these examples will be a brief discussion of what concern is often found and the best next step.

Check Roof Terminations Near Walls Early

ISSUE: Water from heavy precipitation or melting snow/ice can drain into adjacent walls.

What to look for: Staining or leakage directly below the eavestrough adjacent to the wall.

Actions to take:

- Check these locations early in the life of the project and protect them by installing diverter flashings and adjusting eavestroughs to avoid wall contact.
- If ice damming is observed, arrange for inspection and repair as soon as possible.

Inspect Balcony-to-Wall Connections & Drainage

ISSUE: Balconies often collect and retain water or have poorly controlled runoff during precipitation (*earning the nickname “water collection platforms”*), an issue that may become more significant as building settles.

What to look for: Poor drainage near door thresholds and balcony edges.

Actions to take:

- Install diverters at balcony-to-wall connections to manage the drainage from the balcony.
- Inspect how the waterproofing membrane ends beneath the door threshold—look for a clamping bar or a wrap that continues into the door opening to prevent leaks.
- Conduct first inspection in year 2, then again in year 4 and every 5 years thereafter.
- Moisture testing on north and west elevations may identify the onset of early envelope failure.

Confirm Proper Guardrail Fastening & Sealing

ISSUE: Balcony guardrails are often fastened through the

waterproofing membrane rather than the fascia. Without proper sealing, these penetrations can lead to water ingress and eventual membrane failure.

What to look for: Guardrails attached directly to balcony surfaces rather than to fascia, or fastened to walls without sufficient blocking or fasteners lacking sealant at the point of penetration.

Actions to take:

- In Year 1, remove a few sample fasteners to check for the presence of sealant in the holes. The best installation includes sealant that oozes out during fastening, sealing both the thread and the underside of the base plate to the membrane.
- If sealant is missing or improperly applied, re-seal or upgrade all fasteners using a compatible urethane sealant as soon as weather permits.
- Reinspect fasteners every 5 years thereafter.
- If guardrails are fastened to the wall instead of the balcony deck, check for structural blocking inside the wall and seal the fastener threads with high-quality caulking.
- If the top rail has excessive deflection during a horizontal force (like leaning on guardrail) immediately contact an engineering firm and schedule a review. Issue concern warning to unit owners.

Verify Balcony Column Membrane & Cladding Detailing

ISSUE: Improper membrane and cladding detailing at balcony columns can allow moisture intrusion, leading to wood rot or membrane failure at critical connection points.

What to look for: Look for balcony membranes that don't extend at least 4 inches up the column above the walking surface, exposed fasteners near the base of the column, and cladding that doesn't overlap the membrane by at least 2 inches or fails to run continuously from the soffit above.

Actions to take:

- In year 1, inspect the membrane and column cladding details to confirm proper installation.
- Upgrade membrane terminations and cladding design if deficiencies are found — particularly if the membrane is left open to the weather or is penetrated by fasteners.
- Conduct moisture testing at column locations to detect any early signs of wood rot or water ingress.

Continued on next page.

SMART SOLUTIONS

- Address all deficiencies promptly to avoid structural damage and costly repairs later.

Inspect Parapet Wall Connections to Adjacent Walls

ISSUE: Parapet cap flashings are often poorly sealed where they butt into walls, leading to moisture ingress.

What to look for: Cap flashings sealed with caulking only and no 2-inch vertical flange extending behind the weather-resistant barrier.

Actions to take:

- Inspect in year 1 for proper flashing termination.
- If deficiencies are found, upgrade to include a 2-inch flange behind the weather-resistant barrier.
- Re-inspect every 5 years to monitor for deterioration or failed seals.

Confirm Proper Flashing Over Windows & Doors

ISSUE: Missing or poorly detailed end dams on head

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- ▶ **Meeting** with Board to discuss draft report, spreadsheets, findings and next steps.

flashings can lead to water penetration into the wall assembly.

What to look for: Head flashings without end dams or visible staining on the cladding below the flashing.

Actions to take:

- Inspect head flashings in the 1st year for presence and effectiveness of end dams.
- If deficiencies are found, consult building envelope professionals to upgrade detailing (e.g., adding end dams, back-caulking, or replacing flashings).

Check for Proper Window Insulation

ISSUE: Air leakage around windows and doors may indicate missing or insufficient insulation between the window frame and rough opening.

What to look for: Noticeable drafts near windows or doors, especially during windy or cold conditions.

Actions to take:

- Remove interior trim to inspect the insulation around the window frame.
- If batt insulation or no insulation is present, retrofit with low-expansion foam for improved air sealing.
- Include window inspections and servicing in a 5-year maintenance cycle.

Look for Drip Edges Below Windows

ISSUE: Missing drip edges allow water to be drawn into the cladding by capillary action, increasing the risk of water damage.

What to look for: Absence of a visible drip edge at the bottom of exterior window frames.

Actions to take:

- Inspect all windows in the 1st year for proper drip edge installation.
- If missing, install a manufacturer-approved drip edge or consult the manufacturer for an appropriate alternative.
- **Important:** Do not seal the bottom of the window frame to the wall, as this prevents proper drainage.

Maintain Clean Windowsills & Drainage Ports

ISSUE: Clogged drainage ports can prevent proper water egress, leading to overflow during wind-driven rain.

What to look for: Debris buildup in window sill tracks or evidence of water overflow.

Actions to take:

- Contact the window manufacturer to obtain recommended cleaning procedures.
- Share cleaning instructions with unit owners, as maintenance is often their responsibility.

Schedule Sealant Inspections & Replacements

ISSUE: Aging or improper sealants can crack, shrink, or fail, leading to water infiltration at joints and penetrations.

What to look for: Visible cracking, shrinkage, or missing sealant around joints, window/door frames, and wall penetrations.

Actions to take:

- Inspect sealant in year 1, again in year 4, and every 2 years thereafter.
- Replace any localized failures as soon as weather permits.
- Plan for full sealant replacement if widespread failure is observed.
- Use compatible, high-quality sealants and involve a building envelope consultant to ensure correct application and detailing.

Evaluate All Wall Penetrations

ISSUE: Poorly sealed or incorrectly sloped penetrations (such as vents, pipes, and brackets) can lead to water ingress and reduce the effectiveness of the building envelope.

What to look for: Inadequate sealing, missing or deteriorated caulking, or penetrations that don't slope to shed water away from the wall.

Actions to take:

- Year 1, inspect a representative sample of wall penetrations.
- Use a skilled envelope contractor to address deficiencies with proper flashing or sealant solutions.
- Re-inspect sealants at wall penetrations every 5 years.

Monitor Grade Level Around the Building

ISSUE: High grade levels or adjacent landscaping can lead to water intrusion at the foundation or wall base.

What to look for: Planters, soil, or landscaping that contacts or is too close to the cladding or foundation walls.

Actions to take:

- Assess these areas during the first year for potential risks to wall cladding and below-grade components.
- Lower the grade or adjust landscaping if it poses a threat.
- Ensure ongoing monitoring to prevent water entry and preserve the envelope's integrity.

Final Tip: Prioritize Early Detection & Timely Repairs

Proactive maintenance and inspection of these recurring problem areas can significantly reduce repair costs, extend envelope lifespan, and help avoid special levies.

When it comes to Protecting Your Investment, Maintenance Is Your Best Insurance

Preventing premature envelope failure isn't just about understanding wall systems—it's about implementing a culture of vigilance. Condo boards and managers should prioritize early inspections, schedule regular maintenance checks, and budget for preventative repairs.

Bringing in qualified building envelope professionals for assessments, particularly in the first few years after construction, can make the difference between a thriving building and one facing costly levies. Take the time now to review your building's vulnerable points. Proactive maintenance is not only the best way to reduce long-term condo fees—it's the key to protecting your community's investment. 🏢

Allan C. King, P.Eng., is a building envelope and roofing consultant with over 30 years of experience. Formerly principal of Wade Engineering and is now the President of Elements Roof Management Consulting (www.ermc.ca). He has inspected over 100 million sq. ft. of roofing and specializes in preventative maintenance and envelope restoration for multi-residential buildings.



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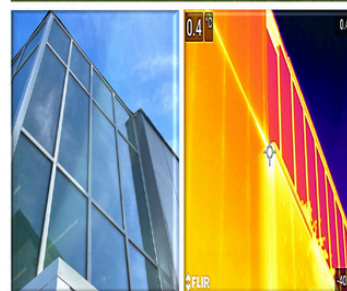
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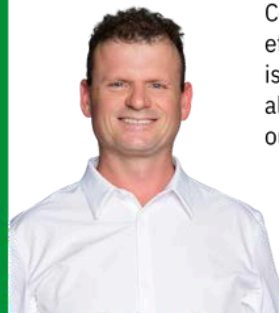
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SPRING CLEANING, CONDO STYLE

Key Spring Maintenance Tips for a Healthy and Vibrant Condominium

Written by: Rebekah Barron, ACOM

Spring maintenance for Condominiums is more than just cleaning; it's a strategic way to extend your building's lifespan with simple yet effective maintenance steps and keep residents happy and secure.

As the temperatures continue to rise, spring brings new energy and opportunities to refresh and maintain condominium communities. Proactive maintenance not only ensures a clean and pleasant living environment but also helps prevent costly repairs in the future.

Follow these key spring maintenance tips:

1. Stack Cleaning: Dust, debris, and grease can build up in vertical stack pipes, causing odors, slow drainage, and blockages. Regular cleaning maintains water flow, reduces plumbing backups, and keeps drainage systems efficient. Scheduling professional cleaning in spring clears buildup from winter, keeping plumbing in optimal condition.

2. Dryer Vent Cleaning: Often overlooked, dryer vents are crucial for fire safety and energy efficiency. Lint buildup reduces dryer efficiency and poses a fire hazard. Spring is the ideal time for thorough cleaning to remove lint, improve airflow, and enhance laundry safety and performance.

3. Anchor Testing for Fall Safety: For buildings with exterior maintenance or rooftop access, annual anchor testing is vital. These anchors secure workers during window cleaning and repairs. Proper testing and certification ensure worker safety and code compliance.

4. Ensuring Proper Drainage: Proper drainage prevents water damage and erosion. Clearing gutters, downspouts, and storm drains directs water away from foundations, avoiding

leaks and structural issues. Checking sump pumps and catch basins also protects against spring flooding.

5. Annual Fire Alarm Testing: Spring is a great time for mandatory fire alarm testing. Ensuring alarms, smoke detectors, and sprinklers work properly is essential for resident safety. Regular testing identifies malfunctions early and keeps buildings compliant.

6. Parking Lot Cleaning: After winter's snow, ice, and salt, parking lots and garages need attention. Sand, salt, and debris cause surface damage and messiness. Power washing and sweeping remove corrosive materials, extend asphalt and concrete life, and create a cleaner environment. Addressing minor cracks and potholes early prevents costly repairs.

7. General Building Inspection and Preventative Maintenance: Spring is ideal for thorough building inspections. Check roofs for winter damage, inspect windows and doors for leaks, and ensure HVAC systems run efficiently. Routine maintenance of common areas like lobbies and hallways keeps the building attractive and residents satisfied.

Why Proactive Maintenance Matters

Addressing minor issues promptly helps avoid costly repairs and preserves your condominium's longevity. A well-maintained building not only protects your investment but also enhances property values, resident comfort, and overall safety. 🏢



STRATEGIC CONDO BOARDS PREPARE FOR WINTER WHILE IT'S WARM

Get Ahead of Next Winter's Risks This Spring

Written by: Dustin Orr, ZoJacks

The best time to plan for winter is right after it ends. Spring is more than just a maintenance season, it's your condo's best opportunity to gain strategic advantage by getting ahead of next winter's cold-weather risks.

Winter might be behind us, but for condo boards and property managers, now is the perfect time to reflect on the season's challenges and take proactive steps to prevent repeat issues next year. Northern Alberta's long winters bring serious risks—frozen pipes, heating failures, and costly water damage—that can be mitigated with planning, especially when that planning starts in spring.

Reflect on the Winter That Was

The best time to plan for next winter is immediately after the last one ends. As snow melts and temperatures rise, condo boards should take stock of what went wrong—and what nearly did.

Did any pipes freeze? Were there heating complaints from residents? Did water damage occur from open windows or mechanical failures? What maintenance issues came up repeatedly?

A simple “winter incident review” is a strong starting point. By documenting and mapping patterns, buildings can target the highest-risk areas and resolve problems before next season's freeze.

Spring Is Maintenance Season

Milder weather gives access to spaces that were hard to inspect during the cold. Spring also offers an ideal window for contractors to assess and upgrade systems before their calendars fill up in the fall.

What to Inspect While it's Warm:

- Reinforce or replace insulation around pipes in attics, crawlspaces, or exterior walls.
- Test and service heating systems while not needed.
- Check mechanical rooms for signs of leaks or heat loss.
- Service backup power systems or generators, and replace batteries in any monitoring equipment.
- Fix any appliances that showed signs of water leakage.

Get a Head Start on Smart Technology

Proactive condo boards install temperature and leak sensors tied to automatic shut-off valves, so that if a heater fails or a pipe bursts, the water is shut off before damage spreads. Spring is the best time to install or expand these systems, allowing time for troubleshooting, training, and familiarization.

High-Risk Zones to Monitor:

- Tenant units are often the highest-risk zones due to frequent water usage, plumbing connections, and the potential for human error (*e.g., leaving windows open or heat off during absences*).
- Plumbing manifolds and mechanical rooms.
- Unused or rental units.
- Areas where past freeze damage has occurred.

When combined with a centralized dashboard, these technologies give property managers real-time visibility across their buildings, critical during cold snaps or unexpected power outages.

Don't Forget About Residents

Spring is also a great time to update communication plans for the next winter season. Consider:

- Sharing a recap of winter challenges with owners and residents.
- Asking residents to report any heating concerns or past freeze issues.
- Creating clear policies on window use, heating minimums, and what to do if they plan to leave town for extended periods.

Education now can save thousands later, and ensures everyone is on the same page when temperatures drop again.

Why Timing Matters in Northern Alberta

In Northern Alberta, the window between winter and fall is short. Waiting until September or October to start planning often means supply delays, rushed decisions, and missed installation deadlines. By starting now, condo boards can be fully ready before the cold returns, without the panic that often comes with fall preparation.

Be Ready Long Before the First Flake Falls

Smart condo boards don't wait until the first snowstorm to act. They start early. By using spring to reflect, repair, and implement proactive technology solutions, your building can avoid the most common and costly cold-weather risks. When next winter arrives—and it will—you'll be glad you did. 🏢

Dustin Orr is the Vice President of Business Development at ZoJacks (www.zojacks.com), with over 15 years of experience in tech innovation. Recognized as a top property technology leader in 2023 and 2024, he focuses on practical solutions for risk reduction in multi-unit buildings, such as reliable monitoring and automatic shut-off systems.



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TICK TOCK GOES THE LIMITATIONS CLOCK

What Condo Boards Need to Know About Condo Fees and Alberta's Limitations Act

Written by: Michael Gibson, Miller Thomson LLP

Condominium contributions don't enforce themselves. Boards must act within two years or risk losing out entirely, even if a caveat is on title. Learn why understanding statutory limitations is critical to fulfilling your board's financial duties.

One of the primary responsibilities of any condominium board is setting an annual budget and levying condominium fees on all unit owners to fund common expenses. These fees, along with any special assessments (*extra contributions required for specific projects or deficits*), are legally referred to under *Alberta's Condominium Property Act* (CPA) as *contributions*.

Boards are also responsible for collecting any unpaid contributions from unit owners. To help enforce this responsibility, the CPA gives condominium corporations the right to register a caveat (*a legal notice*) against the title of a delinquent unit owner's property. This caveat can serve as a powerful enforcement tool, but only if used correctly and within a limited time.

What Exactly is a Caveat?

Understanding Your Legal Tool for Enforcing Collection

A caveat is a legal notice registered on a property title that signals to anyone reviewing the title (*such as buyers or lenders*) that a third party—here, the condo corporation—has an interest in that property. In the case of unpaid condo fees, a caveat under the CPA asserts the corporation's legal right to collect money owed.

Importantly, this right is enforceable in the same way as a mortgage, meaning that the condo corporation can initiate a foreclosure action to force the sale of the unit and recover outstanding contributions through the sale proceeds.

However, a common misconception among boards is that filing a caveat is enough. Many simply leave caveats on title for years, hoping to collect both the unpaid fees and accumulated interest once the unit is sold. But this strategy often backfires.

The Time Limit Trap: Why Delay Can Cost You

This is where statutory limitations come into play. In Alberta, the *Limitations Act* sets strict deadlines for when a legal claim can be enforced in court. Specifically, it gives plaintiffs two years from the date they first knew (*or ought to have known*) about the issue to file a lawsuit.

Failing to take legal action within this window means the defendant (*in this case, the delinquent unit owner*) becomes immune to the claim, no matter how valid it originally was. In other words, if you don't sue within two years, your legal right to collect is gone.

Every Canadian province has some form of limitation period.

The policy behind it is to:

- Ensure fairness by encouraging timely dispute resolution;
- Prevent unfair surprise lawsuits long after the fact;
- Preserve the integrity of evidence (*memories fade, records are lost*);
- Avoid clogging the court system with stale claims.

The message is simple: the courts expect people to protect their own interests. If a plaintiff doesn't act within the time limit, they are presumed not to care enough, and the court won't step in to help.

How the Clock Ticks for Condo Fee Arrears

For condominiums, the plaintiff is the condo corporation, and the “injury” is the failure of a unit owner to pay required contributions. Condo fees are usually monthly, creating what the law considers a recurring or periodic obligation.

Under the Limitations Act:

- A new two-year clock starts ticking each time a fee or assessment becomes due and isn't paid.
- You can only sue to collect amounts that became due within the past two years.
- Older arrears—those more than two years past due—are statute-barred and legally uncollectable, unless a lawsuit was filed before the deadline.

Crucially, a caveat does not stop or extend this limitation period. Even if the caveat is still registered on title, the claim it represents may be legally dead if a court action wasn't started in time. Once that happens, the caveat no longer meets the requirements of the CPA and becomes invalid.

Stay Ahead: How to Prevent Lost Contributions

So what can boards do?

First, remember: a registered caveat is not a substitute for legal action. It's a tool that supports enforcement, but only if the claim it relates to is still valid.

Action Steps for Condo Boards:

- **Monitor delinquent accounts** closely. Keep a calendar or alert system for when contributions go unpaid.
- **Don't wait too long.** If an amount owing is approaching the two-year mark, prepare to file a claim in court.
- **Foreclosure is a last resort**, but filing a lawsuit—whether to enforce a caveat or begin foreclosure—is the only way to preserve the condo's legal right to collect.
- **Consult legal counsel** to review your ledgers and caveats regularly.

As a rule of thumb, if any arrears are close to two years old, act now.

Failing to do so not only weakens your claim, but it may also be a breach of your board's statutory duty to collect contributions on behalf of all owners.

Final Thoughts: Protecting the Collective Purse

Limitations laws are meant to ensure fairness and efficiency in the legal system, but they can surprise boards that aren't watching the calendar. Unpaid condo fees are not collectible forever, and relying on a caveat alone may leave your corporation short.

By taking timely, informed action and understanding the legal tools available under the CPA and Limitations Act, boards can fulfill their duties, preserve their corporation's financial health, and avoid letting delinquent owners off the hook at everyone else's expense. 🏢

Michael Gibson is a lawyer at Miller Thomson LLP and is one of the authors of the textbook on condominium law in Alberta. He has extensive experience in condominium law, advising developers, corporations, boards, managers, and owners.



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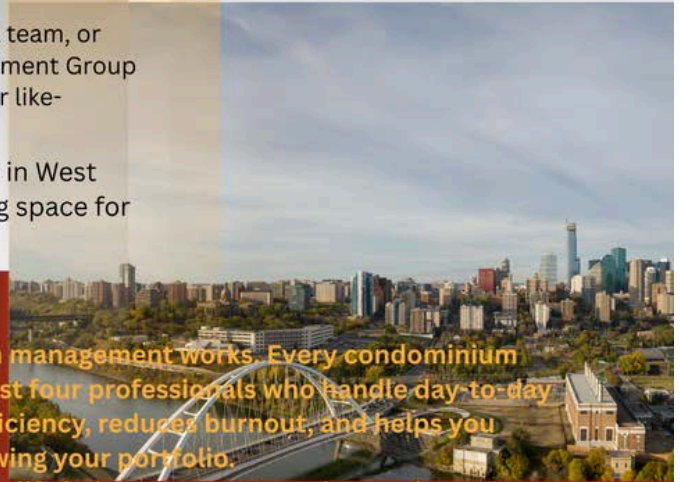
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BEAT THE LIMITATIONS CLOCK: Condo Fee Enforcement Checklist

☐ TRACK CONTRIBUTIONS AS THEY BECOME DUE

“Contribution” is the formal term for any financial amount (*condo fee or special assessment*) that owners are required to pay under the *Condominium Property Act (CPA)*.

Frequency: Ongoing (*monthly and for each special assessment*)

What to do:

- Record and monitor all scheduled owner payments (*including monthly condo fees and any special assessments*).
- Identify missed or late payments immediately.

☐ FILE A CAVEAT TO SECURE THE DEBT —BUT DON'T STOP THERE

A caveat is a public legal notice registered against a property title that states the condo corporation is owed money. It does not collect the money or extend the time to sue—it simply signals your interest in the property.

When to act: As soon as payment is overdue and clearly unpaid.

What to do:

- File a caveat on the title of the delinquent unit through Land Titles.

Important: Filing a caveat alone does not stop the legal clock. You must still sue within two years to collect the funds.

☐ MONITOR UNIT LEDGERS & FLAG OLDEST DEBTS

In Alberta, under the Limitations Act, you generally have 2 years from when you knew (*or should have known*) about the missed payment to file a lawsuit. After that, the debt is legally uncollectible—even if a caveat was registered.

Frequency: Quarterly (*or monthly for high-risk units*)

What to do:

- Review owner payment histories (“*unit ledgers*”) regularly.
- Watch for any contributions that are approaching the 2-year mark since they were due.

Why this matters: Each missed payment has its own legal deadline (*a limitation period*) for enforcement.

☐ TAKE LEGAL ACTION BEFORE THE DEADLINE PASSES

Once the 2-year limitation period expires, you are legally barred from enforcing that claim in court, regardless of merit or past efforts. The legal term is “Statute-Barred”.

When to act: No later than 2 years after each missed payment.

What to do:

- Contact legal counsel if any unpaid amount is nearing 20–22 months old.
- File a foreclosure or collection lawsuit to preserve your right to collect.

☐ CLEAN UP INVALID OR EXPIRED CAVEATS

Stale caveats create false security and may expose the board to liability for failing to act.

When to act: Annually or when reviewing arrears enforcement.

What to do:

- Discharge caveats that no longer reflect valid, enforceable debts (*e.g., where limitation periods have expired and no lawsuit was filed*).
- Update existing caveats as needed to reflect current, lawful claims.

☐ ESTABLISH A REGULAR LEGAL REVIEW SCHEDULE

To ensure it gets done proactively, assign responsibility for this review (*whether it's a board member, the property manager, or your legal team*).

Recommended frequency: Every 3–6 months

What to do:

- Add “limitations review” to your board calendar or management reporting checklist.
- Review the age of unpaid amounts and plan timely legal steps to enforce.

The information found in this checklist is informed by the preceding article written by Michael Gibson, lawyer at Miller Thomson LLP,

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MORE THAN A CONFERENCE & MORE CONNECTED THAN EVER

How this ACE raised the bar for collaboration, education, and community in 2025

Written by: Katherine Topolniski, CCI North Alberta

Photos by: Larry Kuzminski (www.Kuzphotography.com)

With noticeable enthusiastic engagement from attendees, ACE 2025 proved that when Alberta's condo community comes together, the whole sector benefits.

From hallway conversations to standing-room-only sessions, this year's Alberta Condo Expo reminded us what's possible when our community shows up—in numbers and in spirit.

Hosted by CCI North Alberta, ACE brought together board members, managers, industry experts, and vendors for a day of practical learning, collaborative conversations, and sector-wide momentum/networking. Whether it was your first ACE or your fifth, the message was clear: our community is evolving, and we're doing it together.

"The presentations were very informative. The legal panel is always my favourite. I enjoyed talking to board members from other corporations."

- Survey Respondant

From the buzz on the tradeshow floor to the curiosity and energy in all 12 expert-led educational sessions, ACE 2025 was more than just a conference—it was a powerful reminder of what happens when Alberta's condo community shows up, shares knowledge, and strengthens our connections.

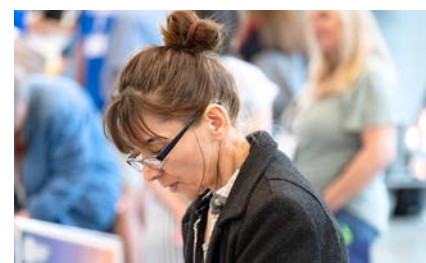
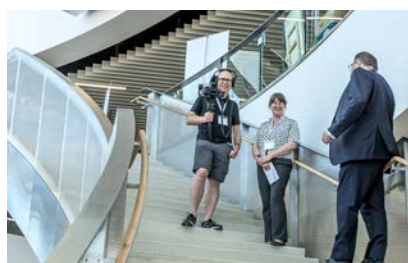
The energy of the day made it clear: there is no substitute for being in the room—learning, networking and building relationships face to face.

ACE Hits Capacity—And Is Ready to Expand!

ACE hit an important milestone this year: we reached the capacity of NAIT's Productivity and Innovation Centre. Filling the space wasn't just a sign of success, what it clearly showed was that expanding ACE isn't just a goal—it's now a necessity.

The demand for learning was evident throughout the day, classrooms were full, and sessions drew engaged audiences of condo board members and managers eager to connect and gain practical insights. Industry partners were also woven throughout the event—not only on the trade show floor, but also in the classroom as expert presenters and in the informal conversations that carried well beyond the formal program.

Photos (from L to R): Registration Desk volunteers greeted guests with smiles, lead by Sandi Danielson and her team from Prince Property; Event Manager, Katt Topolniski of CCI North Alberta connects with colleagues from other CCI Chapters at the event; CCI Executive Director, Katy Campbell prepares to interview Hugh Willis (Willis Law) about CCI's recent advocacy efforts; Alena Valova, CCI Office Administrator, at the Registration/Info Desk.



ALBERTA CONDO EXPO

Sessions That Hit the Mark

Condo education remains the heart of our Expo, and this year was no exception. Attendees came eager to learn, and ACE 2025 delivered with an expanded education lineup designed to meet the evolving needs of Alberta's condo community. Our four session streams ensured there was something valuable for every attendee—whether they were new board members, seasoned managers, or professionals supporting the sector.

Standout sessions this year included:

- *Governing with Confidence*
- *Managing Contentious Matters at General Meetings*
- *Chargebacks: What You NEED to Know*
- *Financial Fundamentals for Boards*
- *Proactive Approaches to Maintaining Common Property*

Our *Condo Legal Panel* once again drew a full room. Additionally, this year's pre-conference session with condo managers zeroed in on the pressing issue of Alberta's shortage of licensed condo managers—sparking deep and ongoing conversation among managers, with many requesting that this dialogue continue beyond the Expo.



The ongoing commitment and active participation of CCI North Alberta's Business Partners and Professional Members are essential to ACE—from sponsorship and trade show presence to helping shape the dynamic learning environment that makes the Expo unique.

To support continued growth and meet this demand, ACE 2026 will move to the Edmonton Convention Centre next year—offering more space, expanded programming, and even more opportunities for the community to come together.

We will build on the strong mix of governance and management

perspectives continues to be a cornerstone of ACE's value. From governance essentials and management best practices to risk management, dispute resolution, and sector-specific strategies, the sessions sparked ideas, built confidence, and equipped attendees with practical tools to take back to their communities.

"I liked that the seminars were led by experts in their fields. The legal panel discussion was informative and fun."

-Survey Respondent

Photos on pages 32-33 (from L to R): (1) Gary Caouette, *Bylaw Consultants*, Don Brown, *Core Realty & Management Group*, and John Frame, *Witten LLP*, present **"Governing with Confidence: Rules, Bylaws & Decision-Making"** with moderator Shantel Kalakalo, *Kalham Consulting*; (2) Paul Whitman, *Diverse Claims Adjusters* and Hamish Farmer, *BFL Canada*, present **"Insurance & Risk Management"**; (3) Katy Campbell, *CCI North Alberta* and Hugh Willis, *Willis Law*, present **"Preparing for the Tribunal"**; (4) Kelly McFadyen, *Condo Lending Group*, Heidi Besuijen, *Reynolds Mirth Richards & Farmer LLP*, and Erin Berney, *Field Law*, present **"Community Engagement & Wellness"**; (5) A crowded house for opening remarks; (6) Mark Dudar, *Birdsell Grant LLP* presents his portion of **"Navigating Roles: Condo Owners, Boards & Managers"**; (7) A full classroom for **"Proactive Approaches to Maintaining Common Property"** presented by Billy Huet, *Wade Consulting*, Keven Lackey, *Acclaimed! Heating, Cooling & Furnace Cleaning*, and Dawn Ker, *Group Three Property Management*; (8) Michael Gibson, *Miller Thomson LLP*, and Darcie-Lee Rae, *Hallmark Management*, present **"Chargebacks: What you NEED to Know"**; (9) Sandi Danielson, *Prince Property*, presents her portion of **"Understanding Agency Relationships in Condo Management"**; (10) Condo Legal Panelists Todd Shipley, *Reynolds Mirth Richards & Farmer LLP*, Erin Berney, *Field Law*, and Hugh Willis, *Willis Law* (11) Classrooms were filled with Condo Board Members and Condo Managers; (12) Victoria Archer, *Archer Law* and Alex Zovighian, *Converge Condo Management*, present **"What New Condominiums Need to Know: Setting a Strong Foundation"**; (13) Todd Shipley, *RMRF* and Gerrit Rosenbloom, *Rosetree Mediation*, present **"Managing Contentious Matters at General Meetings"**; (14) Carrie Plett, *Condo Management Solutions* and Maria Bartolotti, *New Concept Management* present **"Condo Manager Responsibilities in Takeovers"**; (15) Shantel Kalakalo, *Kalham Consulting*, Walter Wakula, *Foothills Global Capital Group*, and Jeremy Dalglish, *Converge Condo Management*, present **"Financial Fundamentals for Boards"** with session moderator, Corey Krakower, *SparcPay*; (16) Hamish Farmer, *BFL Canada*, CCI NA Vice President connects with attendees at the Trade Show; (17) CCI NA President, Susan Milner, welcomes attendees at opening remarks; (18) Attendees take time to connect at the designated Networking Area; (19) Hugh Willis, *Willis Law*, interviewed about CCI NA's advocacy efforts and Bill 30; (20) ACE Volunteer, Dawn Ker a cheerful presence at the Info Desk; (21) The Trade Show floor featured laughs and games alongside expert advice, products and services; (22) Anand Sharma, *113 West*, moderates the Condo Legal Panel; (23) Alberta Ecotrust tests attendee knowledge; (24) Shantel Kalakalo, *Kalham Consulting*, doubled as a volunteer coordinator of the Trade Show; (25) Busy hallways at the Trade Show; (26) Experts, like Kelly McFadyen (pictured here) of *Condo Lending Group*, offer advice to attendees at their booths; (27) ACE Trade Show exhibitors held raffles and giveaways, like *Embark Landscapes* (pictured here) who raffled off a Connor McDavid Oilers jersey. GO Oilers!



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Not Just a Trade Show—A Meeting of Minds

Booths sold out within four weeks of opening, and the trade show floor was alive with activity. Attendees connected with service providers offering everything from engineering and insurance to disaster restoration and building maintenance. It wasn't just about showcasing products—it was about sharing expertise, offering real-time solutions, and fostering long-term relationships.

Sponsors played a visible and vital role throughout the day—not just behind the scenes, but front and centre as presenters, moderators, and discussion leaders. This hands-on involvement helped raise the bar for what event sponsorship can look like, creating deeper value for attendees and sponsors alike.

A Community That Shows Up

ACE is about more than sessions and sales—it's about community. From the Friday Evening B2B Social for tradeshow vendors, to informal meetups and impromptu hallway strategy discussions, ACE reminded us how valuable face-to-face connection is.

Attendees swapped stories, shared ideas, and sparked new connections—further reinforcing the importance of gathering together under one roof.

What's Next: Carrying the Momentum Forward

As we look toward ACE 2026, we're already carrying forward what we heard and the lessons we learned this year—like the appetite for deeper discussions on industry challenges, the desire for more opportunities to connect and engage with vendors, and the lasting value of expert-led presentations.

And with demand for both space and programming on the rise, it's time for the next evolution of ACE. In 2026, we'll be expanding into the Edmonton Convention Centre—a venue that gives us more room to grow, more opportunities to connect, and more ways to serve our condo community.

ACE has become the must-attend annual gathering for the condo community—and with the move to the Edmonton Convention Centre, we'll be able to build on that momentum.

Because this isn't just another conference—it's where the strength of Northern Alberta's condo community grows. 🏡



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CCI EDUCATION CALENDAR

WHAT'S NEXT FOR CONDO EDUCATION?

The 2025-26 Education Calendar will be announced in the fall issue of *Insite to Condos*.

CCI North Alberta's Educational Calendar runs September to June and culminates at our flagship event, the Alberta Condo Expo (ACE) each spring.

As we head into our summer “off season,” we’re shifting gears into planning mode and gathering input, reviewing feedback, and considering proposals from industry experts as we design next year’s education lineup. In the meantime, you can access a range of online resources and pre-recorded webinars—including the **Condo Board Basics & Best Practices** self-paced online course (*listed below*).

Have a topic you'd like to see covered? We're always open to hear your ideas, input, and proposals (*details on the next page*).

CONDOMINIUM MANAGEMENT SERIES

Registration Fees Vary - Members save 40%

Our **Condo Management Series** provides foundational knowledge about condo management and is designed specifically for condo managers, and board members. There are 3 levels in the series and they are cumulative, we advise you to start with CM100.

CM100: Find your footing with a foundation in the fundamentals of condo management and board duties.

CM200: Develop more skills and gain a deeper understanding of specialized topics and aspects of condo management.

CM300: Complete your condo management education with this final dive into details

Dates will be announced with 2025-26 Education Calendar.

CORE COURSES

IN-PERSON TRAINING

CONDO MANAGEMENT SERIES

CM 100

CM 200

CM 300 [UPDATES IN PROGRESS]

ONLINE COURSE

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This newly updated, comprehensive course is part of our core education offerings and covers the essential information condo boards need. As a self-paced online course, it offers a convenient and flexible way to strengthen your skills, deepen your understanding, and enhance your effectiveness as a condo board member. This course is ideal for both new and experienced board members.

Email Us for Access to the Pre-Recorded Course Materials.

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Not a CCI Member yet? Become a member to access this course for free and save 40% on all education events.

YOUR EXPERTISE. OUR PAGES. OUR STAGES.

Help Shape the Conversation: *Contribute to INSITE to CONDOS and CCI NA Education*

CCI North Alberta accepts submissions and pitches for our educational programming and articles in *INSITE TO CONDOS* magazine. We source expert voices from within the local condo industry, encouraging our Business Partners and Professional Members to volunteer as CCI Knowledge Contributors and share their expertise.

SHARE YOUR EXPERTISE
WITH OUR AUDIENCE.

CONTRIBUTOR

If you have an idea for an article or an education event on topics related to **Governance & Management, Finance, Compliance & Risk Management, Property Maintenance & Improvements**, and **Condo Community Matters**, we want to hear from you!

Our mission is to share valuable, practical knowledge, and foster a best practices across Northern Alberta's condo community. Along with practical information, we also invite other sector-relevant topics, including emerging trends, issues, challenges, innovations, and successes from the condo industry.

WHAT WE ARE LOOKING FOR:

MAGAZINE ARTICLES: We are now accepting submissions for a variety of article types, including:

- Feature Articles
- Case Studies / Lessons-Learned
- Practical Guides & How-Tos
- Opinion & Thought Leadership Pieces
- Community Spotlights / Condo Success Stories

EDUCATION SESSIONS: We are now accepting proposals for a variety of educational programming, including:

- Webinars (60-minute presentations on relevant topics)
- Participate in Expert Panels / Seminars
- Interactive Q&As / Case Study Discussions
- ACE Conference Sessions

GET IN TOUCH:

We encourage you to submit your ideas and proposals for review by our committees by completing the abstract forms provided with the *Submission Guidelines*.

Email Submissions to: education@ccinorthalberta.com

To discuss your ideas or share feedback, contact us any time.



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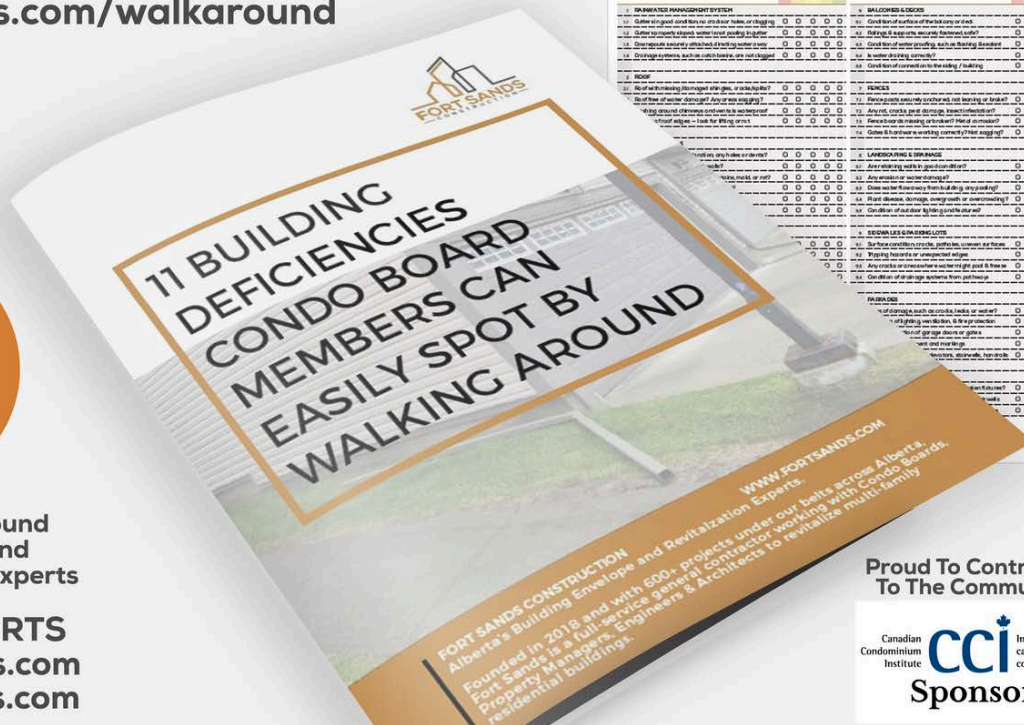
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MEMBERS BUSINESS DIRECTORY

SPRING 2025

Spring 2025 Members Business Directory includes all CCI North Alberta Members in good standing as of May 22, 2025.

Accountants & Bookkeepers			
Company	Name	Phone	Email
Al Scherbarth Professional Corporation	Al Scherbarth	780-426-6446	aspc@telus.net
Amzad Amiri Professional Corporation	Amzad Amiri, CPA, CGA	780-489-8450	amzad@aapc.pro
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Heather Zeniuk Professional Corporation	Heather Zeniuk	780-463-8425	heather@hzcpc.ca
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KBH Chartered Accountants	Mohini Kumar	780-463-8101	m.kumar@kbh.ca

Building Maintenance			
Company	Name	Phone	Email
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Acclaimed! Heating, Cooling & Furnace Cleaning	Tammy Lackey	780-413-1655	tami@acclaimedfurnace.com
Alberta Commercial Painting	Jason Love	780-913-9136	aaapainting@shaw.ca
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Condominium Repair Company	Jim Wallace	780-952-7763	jim@condominiumrepaircompany.com
Dryer Vent Scrubbing, Summit Fireplaces Heating & Cooling	Adriaan Van Papeveld	780-819-4527	dryerventscrubbing@gmail.com
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Mosaic Home Services	Steven Knight	780-910-6688	steven@getmosaic.ca
NB Benny's Contracting Ltd.	Andrew Rafo	780-265-4029	info@nbbennys.com
Pulkit Homes Ltd	Pulkit Jain	780-604 3162	pulkit89.pj@gmail.com
Rapid Electrical Ltd.	Travis Worton	780-996-6506	travis@rapidelectrical.ca
Restruction Alberta Ltd.	Janu Subramaniam	780-454-7762	janus@restruction.ca
Taylor Construction	Kristine Opp	403-244-5225	office@taylorconstruction.ca

Enhance your profile in the CONDO COMMUNITY

A CCI Business Membership offers many benefits, including direct access to Condo Managers & Board Members, and opportunities to share your expertise, promote your business, and get involved.

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MEMBERS BUSINESS DIRECTORY

SPRING 2025

Condominium Management			
Company	Name	Phone	Email
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AIM Real Estate Corporation	Dan McDaniel	780-424-0397 x235	dmcDaniel@aimrec.ca
AV8 Solutions	Brett Binnie	780-352-9277	info@av8solutions.com
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KDM Management Inc.	Brian Fischer	780-460-0444	bfischer@kdmimgmt.ca
Key Investment Property Management Inc.	Kyle Miller	780-833-5555	info@keyproperty.ca
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Prime Property Management	Kathleen Bildson	780-513-3060	kathleen@gpprime.net
Prince Property Inc.	Sandi Danielson	780-416-9098	sandi@princeproperty.ca
Realty Canada Inc.	Dan Lachambre	780-434-2222 x117	dan@realtycan.com
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Roots to Peak Management Ltd.	Melissa Southorn	780-860-6707	melissa@rootstopeak.com
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Shift Management Services	Kelly Bertrand	780-872-4556	info@shiftmanagement.ca

Continued on the next page.

MEMBERS BUSINESS DIRECTORY

SPRING 2025

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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 Inc.	Helena Cooper	403-341-5554	condos@therealtystore.ca
Verve Condo Management Ltd.	MJ Lindemann	780.742.1760	mj@vervemgmt.ca
Victorian Management Ltd.	Anthony Canada	780-463-0066	anthony@victorianmanagement.ca

Consultants & Mediator			
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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	780-433-8058	helenarsmith1@gmail.com
Twenty 8 Capital	Dylan Kelley	780-616-8658	Dylan@Twenty8Capital.com

Disaster Restoration			
Company	Name	Phone	Email
911 Restoration Edmonton	Patrick Laurie	780-803-9473	patrick.l@911restoration.com
All About Abatement	Kyle Davidson	780-920-0040	kyle@all-about.ca
AmSteam Restoration Services	Sarah Nedeljak	780-487-0184	sarah@amsteam.com
First General Edmonton	Moe Barzagar	780-463-4040	moe.barzagar@firstgeneraledm.ca
Jasart Services Inc.	Jason Norgard	780.454.0624	admin@jasartservices.com
Kalloway Property Services	Ken Allman	780-436-8090	kenallman@kalloway.com
Lydale Restorations Inc.	Leeanne Booth	780-443-8851	lbooth@lydale.com
One Call Restoration & Services Inc.	Katherine Chang	780-800-4110	Katherine@onecallrestoration.ca
Paul Davis Restoration	Ryan Bubenko	780-454-4047	ryan.bubenko@pauldavis.com
Premier Fire & Flood Restoration	Kimber-Lee Kuyvenhoven	780-446-8500	kimber-lee@pffr.ca
ProShield Leak Detection Inc.	John Setterlund	780-937-1136	john@proshieldab.ca
Pure Restoration Inc.	Robyn Scarlett	780-475-7044	admin@purerestoration.ca
ServiceMaster Restore Edmonton	Jason Miller	780-443-4338 ext. 221	jason.miller@svmrestore.ca
WINMAR Property Restoration Specialists	Gabrielle Lawrence	780-488-8854	gabriellelawrence@edmonton.winmar.ca

Engineering			
Company	Name	Phone	Email
Aegis West Engineering Inc.	Garett Cochrane	780-238-3418	garett@aegiswest.ca
Building Consulting Services (Red Deer)	Kevin Wilkins	587-360-3885	kevin@buildingconsulting.ca
Entuitive Corporation	Adrian Breitwieser	403-879-1270	adrian.breitwieser@entuitive.com
EXP Services Inc.	Frank Suchodolski	780-700-7869	frank.suchodolski@exp.com
Keller Engineering	Andree Ball	403-471-3492	aball@kellerengineering.com
RJC Engineers	Jamie Murphy	780-452-2325	JMurphy@rjc.ca
Salas O'Brien	Aamir Shaikh	589-337-5011	Aamir.Shaikh@salasobrien.com
Stantec	Jose Fernandez, P.L.(Eng.)	780-483-5200 x 1042272	jfernandez@morrisonhershfield.com
Tree of Knowledge (TOK) Engineering	Martin Bankey	780-434-2376	mbankey.tok@shaw.ca
Wade Consulting Inc.	Billy Huet	780-486-2828	bhuet@wadeconsulting.ca
Wade Consulting Inc.	Derek Zilke	780-486-2828	dzilke@wadeconsulting.ca
Williams Engineering Canada Inc.	Marla Snoddon	780-910-9968	msnoddon@williamsengineering.com

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Exterior Maintenance			
Company	Name	Phone	Email
APS Landscaping	Troy Fougere	780-246-5106	troy@apslandscaping.ca
Ardent Roof Systems Inc.	Derrick Lukin	780-488-4900	derrick@ardentroof.ca
Areospect Drone Services	Marc Dupuis	780-915-2382	info@areospect.com
Ascend Cleaning Services Inc.	Robert Panchuk	780-667-7263	info@ascendcleaningservices.ca
Capital City Tree Service	Matthew Desfosses	587-735-6383	info@capitalcitytreeservice.ca
Christensen & McLean Roofing Co. Ltd.	Phil Roy	780-447-1672	phil@cmroofing.ca
CR Concrete Lifting	Kyle Wright	780.940.5976	estimate@crconcretelifting.ca
Davey Tree Expert Company of Canada Limited	Kevin Cassells	780-433-8733	kevin.cassells@davey.com
Donewell Property Services	Cam Massie	780-906-9495	cam@donewell.ca
Embark Landscape & Design Inc.	Ben Hobden	780-716-3064	admin@embarkld.com
EPCOR Water Services	Heather Callicott	780-554-5313	HCallicott@epcor.com
G & J Construction Group LP	Grant Wall	780-454-0700	services@gjparking.com
Gorilla Property Services Edmonton South	Mike Zwack	780-668-0963	mzwack@gorillapropertyservices.com
LETY Construction Ltd.	Wes Sutherland	780-467-6960	admin@letyconstruction.ca
NB Benny's Contracting Ltd.	Andrew Rafo	780-265-4029	info@nbbennys.com
No Water Roofing	Thomas Cicak	587-990-7663	info@nowaterroofing.ca
Off The Ledge Inc.	Cody Hodson	587-873-2020	contact@offtheledge.ca
Osco Mudjacking & Construction Ltd	Don Moroz	780-469-1234	don@oscomudjacking.com
Paneless Property Services Inc.	Matthew Stewart	780-707-8385	contact@panelesswindow.com
Pyramid Concrete & Consulting Ltd.	Cole Goshulak	780-481-0808	cole@pyramidconcrete.net
RBKS Construction Ltd	Dean Amundson	780-920-4419	damundson@rbksconstruction.com
Reids Roofing & Insulation	Jessica Reid (President)	780-460-5866	jessica@reidsroofing.net
Restruction Alberta Ltd.	Janu Subramaniam	780-454-7762	janus@restruction.ca
Safesidewalks Canada Inc.	Jeff Adolf	780-278-4434	jeff@safesidewalks.ca
Sargeant's Roofing and Exterior	Jeremy Hyrve	403-872-7233	johanna@sargeantsroofingexteriors.com
Smart Fix Asphalt Infrared Repair Ltd.	Sarah McDermott	780-488-9688	sales@smartfixasphalt.ca
Triumph Inc.	Chuck Barnicott	780-665-1145	cbarnicott@triumphinc.ca
Trusty Tree Services	Kolton Canning	780-860-5500	info@trustytree.ca
Tufdek	Grant Lawton	877-860-9333. Ext.219	grant@tuffindustriesinc.com
West Edmonton Window Cleaning Inc.	Tyler Bayn	780-481-4988	contact@wewc.ca

Financial Services			
Company	Name	Phone	Email
Condominium Financial	Jim Wallace	780-952-7763	jim@condominiumfinancial.com
Condominium Lending Group	Kelly McFadyen	905.537.3557	Kelly.mcfadyen@condolending.com
CWB Maxium Financial Ltd.	Andrew Gallivan	604-562-5403	Andrew.Gallivan@cwbank.com
Morrison Financial Services Limited	Alenna Emer	416-786-1124	aemer@morrisonfinancial.com
Rhind & Associates	Will Pozzo	403-283-1378	will@wjrhind.com
Royal Bank of Canada	Nidhi Sharma	780-932-3862	nidhi.s.sharma@rbc.com
Servus Credit Union	Tammy MacKenzie	780-638-8492	Tammy.mackenzie@servus.ca
SparcPay	Corey Krakower	514-705-6350	coreyk@sparcpay.com

Continued on the next page.

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Insurance - Appraisers			
Company	Name	Phone	Email
Balance Valuations Ltd	Cassidy MacDonald	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
Suncorp Valuations Ltd.	Devin Baker	306-652-8373	Devin.Baker@suncorpvaluations.com

Insurance - Brokers & Adjusters			
Company	Name	Phone	Email
A-Kan Insurance Ltd.	Kanwar Bola	780-700-0907	Kanwar@akaninsurance.ca
Allstate Insurance	Randy Caron	587-330-2142	rcaron@allstate.ca
Arthur J. Gallagher Canada Limited	Bryce Tickner	403-299-1290	Bryce_Tickner@ajg.com
BFL CANADA Insurance Services Inc.	Hamish Farmer	780-229-3780	hfarmer@bflcanada.ca
Desjardins Insurance/Scales Insurance & Financial	Corey Scales	780-757-1176	corey@coreyscales.ca
Diverse Claims Adjusters Ltd.	Paul Whitman	780-756-4222 ext. 222	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
T & L Adjusters Ltd.	Cory Gilliam	780-395-2222	cgilliam@tladjusters.com
Westland Insurance Group Ltd.	Jason Ploof	780-453-9840	jploof@westlandinsurance.ca
Zensurance	Zak Barbary	888-654-6030	info@zensurance.com

Janitorial Services			
Company	Name	Phone	Email
Cosmopolitan Cleaning Ltd.	Mark Oprecio	780-937-7611	info@cosmoclean.ca
Sunshine Cleaning Services Ltd.	Robert Hennigan	780-477-7067	sunshinecleaningsltd@gmail.com

Lawyers			
Company	Name	Phone	Email
Birdsell Grant LLP	Mark Dudar	780-968-1213	mdudar@birdsell.ca
Field Law	Erin Berney	780-429-7856	eberney@fieldlaw.com
High Clouds Incorporated	Deborah Howes, LLB, FCCI, CArb, CMed	780-466-8250	info@highclouds.ca
Miller Thomson LLP	Michael Gibson	780-429-1751	mgibson@millerthomson.com
Miller Thomson LLP	Ryley Schmidt	780-429-1751	rschmidt@millerthomson.com
Miller Thomson LLP	Roberto Noce	780-429-9728	rnoce@millerthomson.com
Reynolds Mirth Richards & Farmer LLP	Todd Shipley	780-497-3339	tshipley@rmrf.com
Reynolds Mirth Richards & Farmer LLP	Emmanuel Mirth	780-425-9510	emirth@rmrf.com
Reynolds Mirth Richards & Farmer LLP	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	JSheldon@sb-llp.com
Willis Law	Amber Nickel	780-809-1888	anickel@willislaw.ca
Willis Law	Hugh Willis	780-809-1888	hwillis@willislaw.ca
Willis Law	Melissa Stappler	780-809-1888	mstappler@willislaw.ca
Willis Law	Rachael Hovan	780-809-1888	rhovan@willislaw.ca
Willis Law	Brian Anslow	780-809-1888	banslow@willislaw.ca
Witten LLP	John M Frame	780-428-0501	jframe@wittenlaw.com

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Mechanical, Electrical & Plumbing			
Company	Name	Phone	Email
4-Way Inspection Services Ltd.	Travis Olinek	780-504-7896	travis@4wayinspections.com
Acclaimed! Heating, Cooling & Furnace Cleaning	Tammy Lackey	780-413-1655	tami@acclaimedfurnace.com
Avria Mechanical Services Ltd.	Daniel Ducharme	780-264-8010	daniel@avriamechanical.ca
Concept Controls	Amy Hann	403-899-7633	AmyH@conceptcontrols.com
Environmental Dynamics Ltd.	Nicole Boudreau	780-421-0686 ext 1003	N.Boudreau@edl.ca
GlobalTech Group Ltd.	Jamie Popowich	780-453-3433	j.popowich@globaltechgroup.ca
Hydro-Flo Plumbing & Heating Ltd.	James Tingey	780-203-2230	james@hydro-flo.ca
Master Mechanical Systems LTD.	Craig Riley	780-486-7480	craigriley@mmsystems.ca
Nordic Mechanical Services Ltd.	Allison Dennis	780-469-7799	allison@nordicsystems.ca
Polar Electrical Contracting Ltd.	Cory Peters	587-985-6403	info@gopolar.ca
Rapid Electrical Ltd.	Travis Worton	780-996-6506	travis@rapidelectrical.ca
Renew Services Inc.	Richard Nelson	780-544-8060	info@renewservicesinc.ca
Top Tech Mechanical Ltd.	Justin Barbour, CPA, CA	780-756-5900	justin@toptechmechanical.com
Triad Electric Ltd.	Tyler Visser	780-452-7050	service@triadelectric.ca

Property & Technology Services			
Company	Name	Phone	Email
AEDARSA (Alberta Elevating Devices and Amusement Rides Safety Association)	Charlene Zatorski	780.466.1368	charlene.zatorski@aedarsa.com
Alberta Ecotrust Foundation	Kate Woloshyn	403-209-2245	k.woloshyn@albertaecotrust.com
CondoGenie	Rafal Dyrda	800-274-9704 ext. 701	rafal@condogenie.com
Condolyzers	Carissa Notland	587-802-3945	carissa@condolyzers.com
CondoVoter	Alexis Barrett	647-689-7507	info@condovoter.com
CQ Network	Ronnie Tallman	780-449-5545	ronnie.tallman@cqnetwork.com
Eager Beaver Moving and Storage	Susan Lamash	780-434-1100	susan@eagerbeavermoving.com
Edmonton Eviction Services Inc.	Donald Gray	780-974-8427	don@edmontonevictionservices.com
ElectionBuddy Inc.	David Bodnarchuk	855 386.8464	sales@electionbuddy.com
GetQuorum	Mark DiPinto	877-353-9450	mark@getquorum.com
GlobalTech Group Ltd.	Jamie Popowich	780-453-3433	j.popowich@globaltechgroup.ca
Home Health Solutions	Drew Spencer	403-542-6651	drew.s@homehealthsolutions.io
SafewithUlli a/o Safe With Ulli Inc.	Ulli Robson	780-288-2986	Ulli@SafewithUlli.com
SHARC Door Controls Inc.	Matt Misenas	587-557-9800	matt@sharc.ca
SparcPay	Corey Krakower	514-705-6350	coreyk@sparcpay.com
Summit Lock & Safe	Holly Pickard	780-722-5101	info@summitlockandsafe.ca
UpperBee Software	Mark Bush	514-641-1171	mark@upperbee.com
Yardi Canada Ltd.	Jasmin Rodas	1-800-866-1124 EXT 7069	nafisa.khan@yardi.com
ZoJacks	Dustin Orr	403-332-0144	dustin@zojacks.com

Real Estate			
Company	Name	Phone	Email
Canwest Management & Realty Inc.	Shenandoah Dramer	780-461-2447	canwestmgmt@gmail.com
EXP Realty	Bryan Serebinski	780-715-5025	bryanserebinski@gmail.com
Jasper Real Estate	Cam Jenkins	780-852-8779	cam.jasperrealestate@gmail.com
Liv Real Estate	Sheldon Johnston	780-486-8655	sheldon@livrealestate.ca
Manhattan Realty Inc.	Evgeny Fialkov	780-221-9739	info@manhattanrealestate.ca
Pinnacle Realty & Management Inc.	Rick Murti	780-758-4434 ext. 108	rmurti@pinnaclegroup.ca
Realty72	Salman Rajani	780-716-0777	srajani@realty72.ca
Royal LePage Summitview Realty	Nancy Caul	780-852-5500	jasper@royallepage.ca
Royal LePage, The Realty Group Grande Prairie	Angie Peters	780-532-3400	angiepeters@royallepage.ca
Xplortek Property Inspections Ltd.	Sue Faraschuk	587-357-7940	sfaraschuk@xplortek.ca

Continued on the next page.

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Reserve Fund Study Provider			
Company	Name	Phone	Email
Aegis West Engineering Inc.	Garett Cochrane	780-238-3418	garett@aegiswest.ca
Balance Valuations Ltd	Cassidy MacDonald	780-296-2323	cassidy@balancevaluations.com
Bigelow Reserve Fund Studies	Sharon Bigelow, CRP	780-965-0965	sharonbigelow@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
Excel Bldg. Inspection & Consulting	Stuart Schechtel	780-464-5634	excelins@telus.net
EXP Services Inc.	Frank Suchodolski	780-700-7869	frank.suchodolski@exp.com
Kalham Consulting Ltd.	Shantel Kalakalo	587-743-0555	shantel@kalham.ca
Keller Engineering	Andree Ball	403-471-3492	aball@kellerengineering.com
Oak Reserve Planning	Jermele Campbell, RFPP	780-860-9242	info@oakreserveplanning.com
Reliance Asset Consulting	Daniel Jablonski	833-737-7839	dan@relianceconsulting.ca
Reserve Fund Planners Ltd.	Brian Barlund	403-348-5444	bbarlund@reservefundplanners.ca
RJC Engineers	Jamie Murphy	780-452-2325	JMurphy@rjc.ca
Stantec (Morrison Hershfield Ltd.)	Hafsa Salman	780-483-5200 x1042280	hsalman@morrisonhershfield.com
Tree of Knowledge (TOK) Engineering	Martin Bankey	780-434-2376	mbankey.tok@shaw.ca
Williams Engineering Canada Inc.	Marla Snoddon	780-910-9968	msnoddon@williamsengineering.com
Xplortek Property Inspections Ltd.	Sue Faraschuk	587-357-7940	sfaraschuk@xplortek.ca

Utility Management			
Company	Name	Phone	Email
Carma Corp. Utility Submetering and Billing Solutions		587-598-3441	info@carmacorp.com
Enterprise Energy	Harsh Bagga	587-926-4577	hbagga@enterpriseenergy.ca
Provident Energy Management	Jim Rychlo	780-394-0826	jrychlo@pemi.com
Solution 105 Consulting Ltd.	Chris Vilcsak	780-429-4774	timinski@solution105.com

Window & Doors			
Company	Name	Phone	Email
All Reach Glass Services Inc.	Jason Adams	780-483-9561	office@allreachglass.com
All Weather at Home Installation Services	Everett Fradsham	780-915-6120	efradsham@allweatherathome.ca
Centra Windows	Greg Martineau	403-589-1701	GMartineau@centra.ca
Duxton Windows and Doors	Aynsley Dueck	1-204-339-6456	reception@duxttonwindows.com
SHARC Door Controls Inc.	Matt Misenas	587-557-9800	matt@sharc.ca
Summit Lock & Safe	Holly Pickard	780-722-5101	info@summitlockandsafe.ca

Disclaimer: The above listed businesses directory was generated as of May 22, 2025.



Hallmark Management Inc.
Condominium Management

DARCIE-LEE REA
Condominium Manager

780-819-2108
darcie@hallmarkmanagement.ca
www.hallmarkmanagement.ca
301, 9768 170 Street
Edmonton, AB T5T 5L4




WELCOME TO OUR NEW MEMBERS!

Thank you for joining CCI North Alberta Chapter!

CONDOS:

Edge at Larch Park
Hyde Park
Graywood Mews Condominium Corporation
La Maison Condos
Sandstone Court
The Gables

INDIVIDUALS:

Diane Desjardins
Kimberly Rusnak
Leslie Bettiol
Marlene Hynes
Mike Beirness
Nona Wilson
Rose Vazifekhah

BUSINESSES:

A-Kan Insurance Ltd.
Areospect Drone Services
Avria Mechanical Services Ltd.
Condo Quick Reports Inc.
Embark Landscape & Design Inc.
GlobalTech Group Ltd.
Gorilla Property Services Edmonton South
Home Health Solutions
HomeVest Property Management Inc.
Master Mechanical Systems LTD.
Oak Reserve Planning
Provident Energy Management
Reids Roofing & Insulation
Royal Bank of Canada
Salas O'Brien
Sargeant's Roofing and Exterior
SHARC Door Controls Inc.
Triumph Inc.
Tufdek

The new members listed here joined CCI North Alberta prior to May 22, 2025.



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