

CANADIAN CONDOMINIUM INSTITUTE  
NORTH ALBERTA CHAPTER

# INSITE<sup>TO</sup> CONDOS

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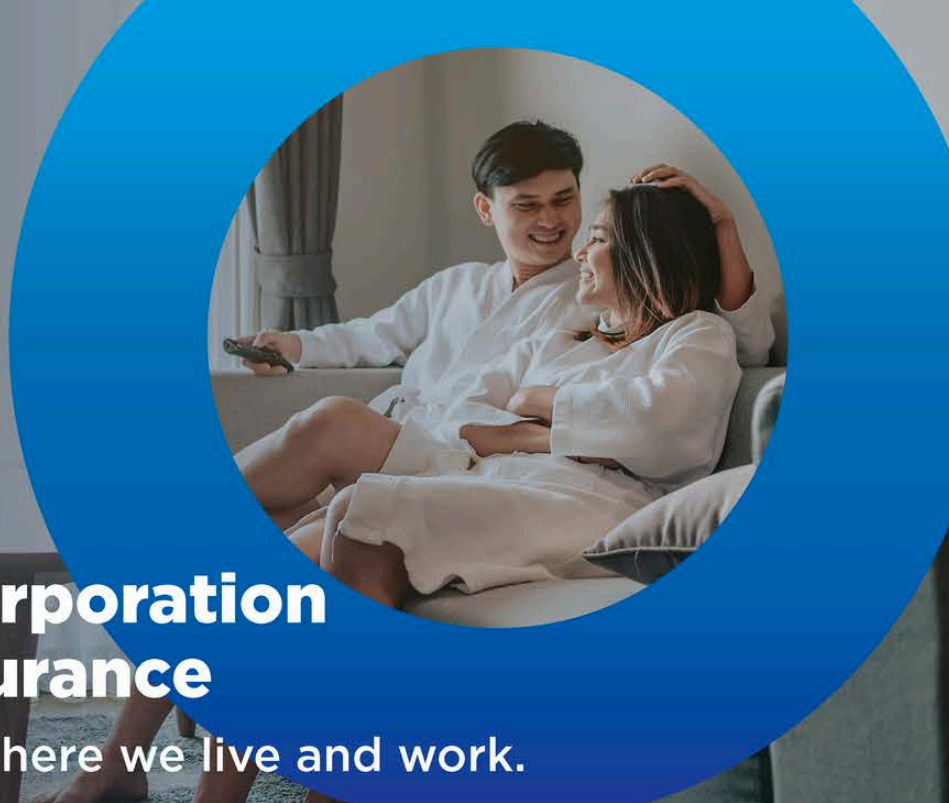
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North Alberta Chapter

VOLUME 41 - ISSUE 4 | FALL 2025





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**Bryson Dobush**

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### Director

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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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**Katherine Topolniski** (Managing Editor, Writer & Graphic Designer)

### Admin & Communications Coordinator

**Alena Valova** (Ad Coordinator & Graphic Designer)

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## CONTRIBUTORS

**Sandi Danielson**  
**Nnaemeka Udoka**  
**Matt Ingvarlsen**  
**Melissa L. Stappler**  
**Michael Ofstedahl**  
**Omar Khan**  
**Kelly McFadyen**  
**Emily Van Ee**  
**Katherine Topolniski**  
**Katy Campbell**

## COVER IMAGE

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## HOW TO CONTACT US

**#102, 8925 82 Ave NW, Alberta TC6 0Z2**

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**Arman Ahmed** [aahmed@wadeconsulting.ca](mailto:aahmed@wadeconsulting.ca)

**Florian Donsbach** [fdonsbach@wadeconsulting.ca](mailto:fdonsbach@wadeconsulting.ca)

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# FROM THE PRESIDENT



**Susan Milner**

*Board President, CCI North Alberta Chapter*

Dear Members, Colleagues, and Friends,

Having reached the end of another fiscal year, it's time to reflect on our performance.

The year was one of continued growth, renewed collaboration, and focused commitment to our mission: ***to provide leadership, education, and advocacy for condominium communities across our region.***

CCI North Alberta made significant effort in serving our membership last year. Our Alberta Condo Expo, held at NAIT, was very well received. We provided four learning streams to better reach the interests of our members and partners and your feedback told us this was appreciated.

In addition, we successfully delivered a robust slate of education events, including webinars, board courses, and lunch-and-learn sessions that reached hundreds of condominium directors, managers, and professionals.

Our return to in-person and hybrid formats was especially well received, allowing us to reconnect face-to-face while maintaining accessibility for members across the region.

Our membership base remained steady and engaged, with some new initiatives introduced to better support self-managed condominiums and emerging board members.

We also launched feedback surveys to ensure our programming and communication channels are meeting member needs. We always welcome the input of our

members to develop better methods of assisting our community with important issues facing condominiums.

CCI North Alberta continues to be a respected voice at the provincial level. This year, we submitted formal recommendations and participated in consultations on proposed updates to the Condominium Property Act and Regulations, specifically Bill 30 which sees the introduction of the Tribunal, and the amendment to allow for charge backs.

Our Government Advocacy Committee worked hard to ensure any changes were in the best interest of the community. We remain committed to advocating for legislation that is practical, fair, and reflects the lived realities of condo communities.

Besides the ongoing work at the provincial level in regards to the implementation of Bill 30, our government advocacy committee has also been hard at work at a municipal level.

Edmonton's roll out of three stream waste collection for multifamily homes has been causing issues in many condo communities across the city. Our government advocacy committee has had multiple meetings with city councillors and city administrators.

With the current municipal election, our efforts have turned to raising awareness among candidates and securing commitments to address the issue once council resumes.



We have enhanced our digital presence by streamlining our website, increasing newsletter circulation, and improving our use of social media. Our quarterly magazine, *INSITE to Condos*, continues to be a trusted source of timely and relevant content.

I want to extend my heartfelt thanks to our dedicated Board of Directors and the volunteers who serve on our committees. Your time, expertise, and passion are the lifeblood of this organization. We also welcomed Donna and Rebecca to the Board this year and bid farewell to Anand, Dawn, Cody, etc. etc., whose contributions we gratefully acknowledge.

Looking ahead, we plan to expand our education programming, and will investigate the potential of expanding our events to other areas of the province. We'll continue to push for meaningful legislative updates that reflect evolving condominium needs, and we will work to deepen collaboration with industry partners, legal professionals, and government representatives.

We will also focus on improving member tools and resources to better serve all facets of the condominium community—from residents and owners to professionals and board members.

I want to personally thank our members, volunteers, sponsors, and staff—for your continued engagement and support. CCI is a community, and it's your involvement that makes this chapter a trusted and respected voice in Alberta's condominium sector.

***Together, we are creating stronger, more informed, and more resilient condominium communities.***

With respect,



Susan Milner  
President, CCI North Alberta Chapter

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# MEET THE TEAM



## INTRODUCING

### Sandi Danielson

*Owner/Broker/Condo Manager, Prince Property*

*Written by: Katherine Topolniski, CCI North Alberta*

*Sandi Danielson brings her condo management expertise and years of experience to CCI North Alberta. As one of the lead facilitators of our Condominium Management Series, Sandi is an invaluable part of the CCI team. Her passion for education and dedication to raising industry standards shines through in everything she does. In this interview, Sandi reflects on what drew her to CCI, the lessons she's learned, and why strong communication is at the heart of successful condo management.*

---

#### ***What inspired you to join the CCI North Alberta team and what made you want to get more involved?***

When I first opened my own Condo Management company, I turned to CCI North Alberta for education and support. I knew I needed a strong foundation, not just in running my business but also in governance, condominium law and industry best practices. I went CCI for education, but I quickly realized it was more than just courses, it was a group of professionals who cared about raising the bar in this industry. Getting more involved felt like the natural next step, a way to give back to the community, stay connected and contribute to the growth of our profession.

For the past 13 years, I've had the privilege of serving on the CCI board. I share my experiences by teaching courses to condo owners, board members and fellow condo managers.

#### ***What is a valuable you learned through your experiences within the condo industry and/or condo communities? How do these lessons influence your current work?***

One of the most valuable insights I've learned in the condominium industry is the importance of clear, transparent and consistent communication, especially when dealing with board members, residents, condo managers and service providers. In my current work/role, I apply this lesson by prioritizing proactive communication, advising early and providing regular updates. This builds trust but also prevents minor concerns from escalating into larger issues. This improves overall satisfaction among all stakeholders.

#### ***Why do you believe it's essential for all condo owners to gain an understanding of condo management, even if they aren't actively involved on the board?***

It's essential for all condo owners to gain an understanding of condo management; for several key reasons. Basic understanding equips owners to protect their property (likely one of the largest investment a person will make), their money (Condo Fees, Special Levies and Reserve Funds are all critical financial aspects that owners contribute to) and being an informed voter. Owners vote on major decisions – bylaw changes, board elections, special resolutions.

Condo living is shared living, an owner needs to learn to appreciate the balance between personal rights and community responsibilities and fostering cooperation.

The condo corporation is a community and if everyone is educated, it makes it easy for everyone to live in it.

#### ***What is a surprising or little-known fact about yourself that might intrigue our members?***

Most people don't know this about me: In my past life I designed and created custom wedding gowns – each one an original piece, uniquely stitched and a tailored fit to the Bride. It was such a joy helping people look and feel their best on one of the most meaningful days of their lives.

The attention to detail and care for people still shows up in how we manage our properties, deal with condo managers, board members, contractors, janitors, landscapers and my staff team in the office.

*Continued on page 10.*



*How do you strike a balance between your professional and personal life? What's one quirky habit or ritual that helps you stay focused or energised?*

Let's be honest, condo management isn't your typical 9 to 5 job, it can be 24/7 – problems don't wait for office hours, emergencies happen in the middle of the night, evenings and weekends.

But I've learned to set boundaries where I can, delegating when possible, and carving out small moments for myself makes a huge difference.

My quirky habit – I have a little ritual, every morning before the chaos starts, I brew a fancy cup of tea, using a French press (yep, that's right). No distractions. It's my 5 minutes of calm before diving into everything the day has to offer. Every day is a good day and this small daily ritual keeps me grounded. It sounds simple, but that one moment of calm sets the tone for the entire day. 🏠



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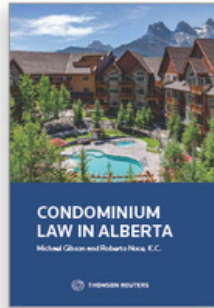
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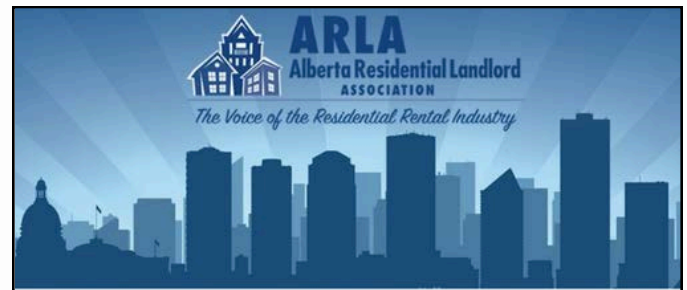


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## EDMONTON'S WASTE MANAGEMENT PROGRAM: A Call for Tailored Solutions in Condo Communities

### Member Opinion

*Contributed by Nnaemeka Udoka*

*President Parkhaven Townhomes Condo Board*

Edmonton's ambition to create a cleaner, greener city is evident in its three-stream waste management program for apartments and condominiums. Launched with a phased implementation set to conclude in 2027, the program requires residents to sort waste into garbage, recycling, and food scraps, using designated bins or carts. The initiative aims to reduce landfill waste, promote recycling, and foster sustainable habits across the city. While the policy reflects a commendable commitment to environmental stewardship, its one-size-fits-all approach has proven problematic for many condominium complexes, leading to overflowing bins, resident frustration, and even vandalism. This essay examines the goals and challenges of Edmonton's waste management program and advocates for a more flexible, collaborative approach to better serve condo communities.

#### Edmonton's Waste Management Program Vision

The three-stream system is a cornerstone of Edmonton's broader strategy to minimize waste and enhance sustainability. By separating garbage, recyclables, and organic waste, the city seeks to divert materials from landfills, aligning with provincial and national environmental goals. For multi-unit buildings, the program introduces standardized collection methods, with residents sorting waste into shared bins or carts serviced by municipal teams. The four-year phase-in period, ending in 2027, allows time for residents to adapt, supported by educational campaigns on proper sorting and the benefits of recycling and composting.

#### Challenges in Condominium Complexes

Despite its promising vision, the sad reality is that the program has encountered significant obstacles in condominium

complexes, where its standardized approach has failed to meet diverse needs. One major issue is the reduction in bin size and the consolidation of pickup locations. To encourage recycling, the city has replaced larger garbage bins with smaller ones and centralized collection points. In high-density complexes like Parkhaven, this has led to overflowing bins, creating unsanitary conditions and attracting pests. Residents face the daily reality of garbage spilling onto the ground, undermining the program's goal of a cleaner community.

The city's response—urging residents to recycle more—misses the root issue: insufficient garbage collection capacity. While recycling and composting are vital, they cannot fully address the volume of non-recyclable waste generated in Parkhaven homes. Our residents lack the space to store multiple waste streams, making sorting a cumbersome task.

The program's reliance on resident compliance assumes a level of time, effort, and education that may not be universally feasible, especially in diverse communities with language barriers or varying levels of awareness.

The consequences of these shortcomings extend beyond inconvenience. Frustration has driven some residents to extreme measures, such as dumping garbage outside our rental office and defacing the entrance with a profane graffiti that cost us money to remove. These acts reflect a deeper disconnect between the city's environmental goals and the lived experiences of Parkhaven residents. For our board and property manager, the situation is equally challenging as it creates a situation where we have to choose between enforcing city rules and addressing resident grievances. The program's inflexibility has eroded trust, leaving communities feeling unheard.



## The Need for Flexibility

The waste management challenges we face at Parkaven highlight a fundamental flaw: a uniform approach cannot accommodate the diverse realities of multi-unit buildings. Parkaven is a complex of 178 townhomes which generate more waste than smaller complexes. The program's emphasis on recycling assumes reduced garbage volume, but modern consumption patterns—packaging, non-recyclable plastics, and bulky items—require robust garbage collection capacity. A one-size-fits-all policy ignores these variations, leading to inefficiencies and dissatisfaction.

The program's success also hinges on resident participation, which is not guaranteed. Sorting waste into three streams requires effort, and not all residents have the resources or knowledge to comply. Language barriers, physical limitations, or lack of awareness can hinder participation, particularly in diverse communities. Without tailored support, such as multilingual resources or on-site assistance, the program risks alienating the very residents it aims to engage. The cost to remedy this is not something we can bear as a board.

## A Collaborative Path Forward

To address these challenges, Edmonton must adopt a more flexible and collaborative approach to waste management in condo complexes. Rather than a rigid framework, the city should work with condo boards and property managers to develop tailored solutions. For example, larger complexes could retain bigger bins or increase pickup frequency, while smaller buildings might benefit from compact, multi-stream carts.

Optimizing bin placement to balance accessibility and aesthetics could also alleviate overcrowding. Alternatively, allow complexes the choice to opt in or out of the program depending on how beneficial or not it is.

Education is equally critical—targeted workshops, multilingual materials, and on-site demonstrations can empower residents to participate effectively. Condo boards could serve as liaisons, fostering a sense of shared responsibility.

## Conclusion: Balancing Vision with Practicality

Edmonton's three-stream waste management program is a bold step toward sustainability, but its implementation in condo complexes reveals the limitations of a standardized approach. Overflowing bins, resident frustration, and acts of defiance underscore the need for flexibility.

By collaborating with condo communities, adjusting infrastructure, and enhancing education, the city can create a system that works for all. Tailored solutions and open communication can bridge the gap between environmental ideals and practical realities, ensuring that Edmonton's waste management program not only reduces waste but strengthens community bonds.

A sustainable future is within reach—if the city is willing to listen and adapt. 🏡

# YOUR VOICE MATTERS

## We Want to Hear From You

CCI North Alberta's mandate is to represent the interests of the condominium community across northern Alberta — and we take that responsibility seriously.

Member experiences help shape our conversations, our educational programming, and our advocacy efforts.

**If you have a story to share or a condo issue you'd like to bring forward, we invite you to add your voice.**

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# GOVERNMENT ADVOCACY

## ADVOCACY IN ACTION: Waste Management Rollout in Edmonton

Written by: Katy Campbell, CCI North Alberta



**CCI North Alberta has been actively advocating on behalf of condominium communities during Edmonton's multifamily waste management rollout, engaging city officials and election candidates to address challenges and push for informed, equitable implementation.**

Over the past several months, CCI North Alberta has been actively engaging with the City of Edmonton regarding the rollout of waste changes to multifamily homes. Our advocacy efforts have included a series of meetings with City Councillors to voice the concerns and experiences of condominium communities affected by the transition.

### City Council Responds to Advocacy Efforts

Some progress to note, Councillor Karen Tang has introduced a motion requesting a comprehensive report on the program. The motion directs City Administration to provide an update on the rollout, including its strategic methodology, progress to date, metrics and targets for success, preliminary results, and any lessons learned that are informing the next phase of implementation.

While we are encouraged that this report will be brought before the newly elected Council, we fully intend to continue bringing forward the experiences of our members to Council and City Administration to ensure that the reality of the situation is accurately reflected and understood.

It is critical that decision-makers have a clear understanding of the challenges and impacts being felt in multi-family communities.

### Continuing to Bring Condo Voices to the Table

As part of this ongoing effort, **members should keep an eye out for upcoming surveys** from CCI North Alberta. These will help us gather first-hand information and sharable data on how the program is working—or not working—on the ground.

The data collected will be shared directly with City Administration and the new Council. The more information we can provide, the more effectively we can work together on practical, informed solutions.

***See what Council Candidates  
across the city have to say  
about this issue:***



### Raising Awareness with Candidates Across the City

As you are probably aware by the election signs all over the streets, we are currently in the middle of a municipal



election campaign. This gives us a great opportunity to raise the profile and awareness of this issue with candidates, hopefully making this a priority issue for the newly elected council to tackle.

We've also expanded our advocacy efforts to include candidate engagement across the city. Through attending community events, making phone calls, and via an email campaign that has gone out to all candidates.

## See Where Candidates Stand & Share Your Voice

We have been encouraged with the results so far, with good general awareness and many candidates pledging to take action on this issue if elected. You can find all of the written responses we've received so far on the CCI website, organized by ward.

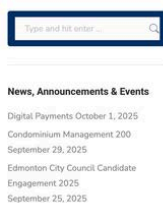
Please take some time to read the responses from candidates in your ward, and to add your voice to the conversation. You will also find some general election time advocacy tips on that same page.

Follow this link to review candidate responses.



<https://www.ccinorthalberta.com/city-council-engagement/>

### EDMONTON CITY COUNCIL CANDIDATE ENGAGEMENT 2025



## Advocacy is Ongoing—And Gaining Momentum

Our advocacy on waste management is far from over, but we're encouraged by the momentum and growing recognition of the unique needs of condominium communities. We will continue to push for thoughtful, equitable implementation—and keep our members informed every step of the way.

# MAKE YOUR VOICE HEARD:

## Engage with Candidates and Shape the Future of Waste Management

Now is the perfect time to influence the conversation around waste management in Edmonton. With the municipal election underway, your voice can help ensure that the concerns of condominium communities remain front and center.

## HOW TO TAKE ACTION

**1. Visit the Candidate Engagement Page on the CCI North Alberta website** *(at the link provided with the QR Code.)*

**2. Find Your Ward:** Use the City of Edmonton ward map *(find the link to this on our Candidates Page)* to locate your area and view candidate responses.

**3. See Where They Stand:** Read what candidates are saying about the waste rollout and any pledges to act.

**4. Add Your Voice:** Attend events, email, or call candidates—share your condo's experience.

**5. Stay Involved with CCI North Alberta's Advocacy:** Watch our e-newsletter for upcoming surveys to help shape solutions with real data.

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## CONDOMINIUM DOCUMENT REVIEW SERVICES:

### A Call for CCI Member Feedback

*Written by: Katy Campbell, Executive Director, CCI North Alberta*

**As condominium ownership grows more complex, third-party document review services have emerged as a valuable resource for buyers—yet member feedback reveals both benefits and significant concerns that deserve closer attention.**

As members of CCI are well aware, the condominium world is often complex and full of nuance, making condominium documents an intimidating read for the layperson. Understandably, consumers looking to purchase a condominium are looking for help and guidance from experts in navigating the complexities of condominium documents provided during the sales process.

Condominium Document Review Companies have stepped in to address this need. These companies offer purchasers an analysis of the condominium corporation's records, promising to give buyers an informed snapshot of the financial and operational health of the condo they intend to buy.

Given the technical nature of these records and the rising complexity of condominium ownership, it's no surprise that document review services have become common. To be clear, there are some very good Condominium Document Review Company practices and this service can be effective at informing purchasers.

While the intention of these services may be to provide clarity and reduce risk for purchasers, feedback from our members suggests that there are some concerning

practices entering into and affecting the role of these companies in the buying process. This has led to challenges for purchasers, sellers, Boards and Condominium Managers.

## YOUR FEEDBACK IS NEEDED

Our Chapter's Government Advocacy Committee believes this issue warrants deeper exploration and discussion.

We would like to hear what the good Condominium Document Review Companies are doing, identify the troubling behavior, and see if we can work towards solutions, the creation of a Best Practice model or otherwise dialogue to help inform the industry.

**We are calling on CCI North Alberta Chapter members to share:**

- Experiences with condominium document review services
- Opinions on what, if any, regulation or oversight is needed
- Ideas for how the system could be improved to better protect purchasers and corporations alike

*Continued on next page.*



# WHAT ISSUES ARE BEING REPORTED?

## Here's what our members are saying:

After being approached by concerned members, our Government Advocacy Committee initiated a feedback process among local condominium managers and legal professionals. The initial responses came in swift, detailed, and at times alarming.

### 1. Overstepping Demands to Condo Managers and Volunteer Board Members

Many managers reported aggressive and repeated contact from document review companies, demanding representations or documents beyond what is required under Section 44 of the Condominium Property Act. We have also been told that at times these requests/demands are also being made to volunteer Board members directly.

These requests have included:

- Guarantees that no special levies will occur
- Access to contracts, invoices, and scopes of work
- Confirmation of outcomes of future board decisions
- Requests to alter previously approved Board meeting minutes

Members note that these requests are not only inappropriate but also create liability risks if they respond inaccurately or are pressured into giving opinions or guarantees.

### 2. Lack of Standards and Accountability

There is no current licensing, certification, or training requirement for those providing these reviews. Yet, their reports carry significant weight in real estate transactions, influencing whether or not a buyer proceeds with a purchase.

This raises concerns about misinterpretation or incomplete reviews, particularly around reserve fund balances, ongoing projects, or long-term maintenance liabilities.

There can also be very broad limitations of liability within the contracts for the document review firms, limiting accountability for errors or mistakes.

### 3. Misleading Buyers

Some document reviewers are reported to market their services as sufficient for mortgage company approval, potentially confusing buyers about what their lawyer or financial institution will still require at the time of sale.

There have been reports of:

- Buyers having to reorder updated documents for lenders after reviews became outdated
- Reviewers incorrectly assessing a condo's financial health, leading to lost sales
- In one case reported to us, a buyer proceeded with a condo purchase based on a positive review, only to face a crippling special assessment soon after possession, something that should have been clearly flagged as a likelihood based on the available engineering report but was overlooked by the reviewer.


### 4. Burden on Condo Managers and Boards

The time and energy required to respond to these companies, often without compensation, has become a growing administrative burden. Some managers note that reviewers profit from their analyses while leaning heavily on condo managers to "fill in the blanks" or provide additional unrequired commentary.

### Is It Time for Regulation?

Some of our members are calling for provincial oversight, licensing, and educational standards for these companies, similar to the regulatory changes applied to condo management in recent years. Others have suggested:

- Restricting direct contact between document reviewers and condo managers
- Educating realtors and buyers about the limitations of third-party reviews
- Promoting the use of qualified professionals for legal interpretation
- Clear guidelines and tip sheets from Service Alberta about what these companies can and cannot provide

One recurring theme is that reviewers must be held responsible for the accuracy and consequences of their reports, especially when they are used as a condition of sale. 



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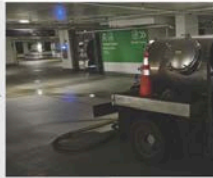
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## HARNESSING THE SUN: A Guide to Installing Solar Panels on a Condominium

Written by: Matt Ingvarsdson & Melissa L. Stappler

**Shared roofs, legal hurdles, and complex decision-making may seem like barriers –but with the right planning, solar energy is well within reach for condominium communities. From funding incentives to board approvals, this guide walks you through the practical steps to harness the sun and cut long-term costs.**

In an era of climate consciousness and rising energy costs, solar power is emerging as an increasingly attractive, practical, and impactful solution for cost-effective, sustainable condo living. While single-family homeowners can typically install solar panels with relative ease, condominiums face a more complex path. Shared roofs, multiple owners, and legal hurdles make the process more intricate, but certainly not impossible.

With thoughtful planning, the right professional guidance, and community buy-in, condo solar installations are not only possible—they're more affordable than ever. This guide walks you through the key considerations, from financial incentives and energy audits to legal requirements and owner engagement.

### Why Solar Makes Sense for Condos

With energy prices rising and growing pressure to reduce emissions, condominiums are well-positioned to benefit from adopting the use of solar energy. According to the *Alberta Solar Performance Report* (2021), solar systems can reduce electricity costs by 25-50%. Multi-residential buildings often see the greatest savings thanks to stable, predictable energy use.

Yet, adoption remains surprisingly low. A 2023 survey by Solar Alberta found that fewer than 2% of condominiums have installed renewable energy systems, despite strong interest.

### Solar offers compelling benefits:

- Lower electricity bills
- Reduced carbon footprint
- Increased property value
- Energy independence for common areas — or even individual units

***Financially, solar makes sense. Well-designed systems can offset power usage, decrease operating expenses, and potentially reduce condo fees.***

Financially, solar makes sense. A well-designed system can offset power usage in shared spaces like hallways, elevators, lobbies, and parkades - helping to reduce operating expenses and, in some cases, condo fees. A 2022 Natural Resources Canada (NRCan) report estimates a typical simple payback period of 6-9 years for Alberta condominiums, with positive Net Present Value (NPV) over a system's 25-30-year lifespan.

Additional financial tools — such as Property Assessed Clean Energy (PACE) programs, zero-interest loans, and rebates — help lower costs and reduce the need for large upfront investments (Alberta Municipalities, 2023).

One standout option is the *CMHC MLI Select* program, which offers financing up to 95% loan-to-value for projects that meet energy efficiency, affordability, or accessibility targets—a powerful tool for condo boards exploring capital upgrades.

Solar installations also align with federal sustainability goals promoted by NRCan, making solar a strategic option for future-focused condominium boards.

## Start with an Energy Audit

Before installing solar panels, the essential first step is to complete an energy audit. An audit evaluates the building's current energy use, identifies areas for efficiency upgrades, and determines whether the infrastructure is suitable for solar integration. It also provides a baseline for quantifying impact and measuring future energy improvements.

It's important to hire an accredited energy advisor licensed to assess and evaluate multi-unit buildings.

Beyond solar readiness, the audit often reveals other upgrades that can enhance savings:

- Attic insulation improvements to reduce heat loss
- Air sealing to boost HVAC efficiency and indoor comfort
- Lighting and HVAC upgrades to high-efficiency models
- Infrastructure optimization based on past renovations

Several incentive programs require a completed energy audit—including the *Canada Greener Homes Grant* and Alberta's *Clean Energy Improvement Program (CEIP)*.

## Navigating Legal & Governance Hurdles

Condominiums face unique governance and legal requirements when modifying shared infrastructure. Unlike detached homes, where one owner can make unilateral decisions, changes to condominium common property typically require leadership by the condo board and significant owner support.

Keep in mind that the purchase and installation of solar panels is likely considered a capital improvement and (depending upon how the condominium intends to pay for it) may require a resolution of the owners before the project can proceed.

## Key Considerations for Condo Decision-Makers

- **Review Governing Documents:** Every condo has a unique condominium plan and bylaws which specify the ownership boundaries between common property and individual units. This is important to consider when determining where solar panels can be installed and who benefits from the energy produced. Some condominiums may also be subject to restrictive covenants that regulate exterior alterations.
- **Clarify Project Funding:** Will costs be covered by the operating account, a special levy, the reserve fund, or a loan? If the plan is to issue a special levy to raise funds or draw from the reserve fund to pay for the project, a special resolution of the owners will be required (see sections 39.1(3) and 38(2) respectively of the *Condominium Property Act*). If the plan is to finance the project, the condominium's borrowing bylaws must be examined. Legal advice is crucial here.
- **Engage Owners Early:** Transparency is essential, and it builds trust. Solar installation represents a significant investment, and condo boards must build owner support through clear, early communication. Hold information sessions about the options, share cost-benefit analyses, and invite feedback by creating space for questions and input. Involving owners and legal counsel early helps avoid roadblocks and sets the stage for project success and lays the foundation for a project that benefits the whole community.



*Continued on next page.*



# SMART SOLUTIONS

## Your Solar Installation Roadmap

*Installing solar panels in a condominium can seem complex, but they're very manageable with the right approach. Here's how to move forward:*

### 1. CONDUCT AN ENERGY AUDIT

Hire a certified energy advisor to assess usage and evaluate solar potential. This is the baseline for your project.

### 2. CONSULT LEGAL COUNSEL

A condo lawyer can help interpret your governing documents, navigate legal requirements and advise on funding models.

### 3. DEVELOP A SOLAR PROPOSAL

Work with a reputable solar provider (preferably one affiliated with Solar Alberta) to design a system tailored to your condominium. The proposal should include technical specifications, warranties, system scalability, costs, timelines, and estimated savings.

### 4. ENGAGE CONDOMINIUM OWNERS

Present the proposal to owners. Encourage input, and gather feedback, answer questions, and build consensus.

### 5. SECURE APPROVALS & PERMITS

Pass any necessary owner resolutions and secure approvals from regulatory authorities (including the Alberta Utilities Commission (AUC) and the local electricity provider).

### 6. INSTALL THE SYSTEM

Work with experienced contractors to complete the installation safely. Make sure your contractor handles final inspections and utility connections professionally.

## Three Common Pitfalls to Avoid

### 1. CHOOSING A SYSTEM BASED ON LOWEST PRICE

Prioritize solar providers with a proven track record, strong warranties, and reputable references.

### 2. SKIPPING REGULATORY APPROVALS

Failing to engage the AUC or your wire services provider can cause costly delays.

### 3. NEGLECTING SYSTEM PROTECTION:

Roof-mounted systems need rodent guards and weatherproofing. These protections are essential for long-term durability.



## Should You Consider Solar Leasing?

In some regions, particularly Ontario and parts of the United States, solar leasing models are growing in popularity.

Lease arrangements allow a third-party provider to install and maintain the solar system at little or no upfront cost, while the landowner pays a monthly fee or purchases the power generated through a *Power Purchase Agreement* (PPA).

While attractive on the surface, these kinds of arrangements typically involve long-term contracts, third-party ownership of the equipment, and restrictions on system modifications or early termination. For condo corporations, this can create challenges related to governance and reserve fund planning.

In Alberta, solar leasing remains uncommon in the condominium market due to regulatory complexity and a lack of established providers.

Most solar installations in the province proceed through purchase or financing, and are often supported by incentive programs that significantly lower upfront costs and reduce barriers.

However, as leasing models expand nationally, it may be worth exploring these options with legal and financial advisors to ensure all viable pathways are considered.

## Final Thoughts: Powering the Future Together

Bringing solar energy to a condominium complex requires vision, leadership, planning, and community collaboration—but the benefits are lasting and the payoff can be significant. From reducing operational costs to increasing property values, and aligning with Canada's green energy goals, solar can be a strategic long-term investment for condo communities ready to lead in sustainability.

By engaging owners, performing the right assessments, and accessing financial tools and expert advice, solar success is not only possible—it's also practical and within reach.

With new technologies and funding models on the rise, there has never been a better moment for Alberta condominiums to step into the clean energy future and lead the way.

Now is the perfect time for Alberta condominiums to take a leadership role in the clean energy transition – and start harnessing the sun for a brighter, more sustainable future. 🏡

*Matt Ingvarsdson is a Registered Energy Advisor specializing in multi-unit residential buildings, energy auditing, project consulting and sustainability incentives in Alberta. Matt can be reached at [matt@katesenergy.com](mailto:matt@katesenergy.com).*

*Melissa L. Stappler is a condominium lawyer practicing at Willis Law in Edmonton. Melissa can be reached at [mstappler@willislaw.ca](mailto:mstappler@willislaw.ca).*

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

  
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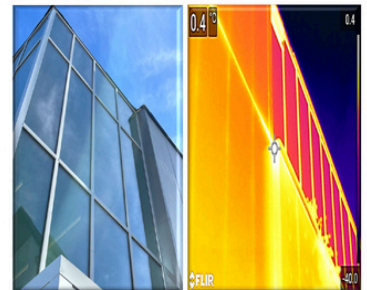
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## INDEPENDENT TELECOM IS CHANGING THE GAME: What It Means for Alberta Condos

*Written by: Michael Ofstedahl, TechConnect Edmonton*

**As technology reshapes how we live, independent telecom providers are stepping up with flexible, affordable, and innovative solutions that meet the unique needs of condo communities.**

The only thing that remains consistent in the technological world is change. As the Canadian telecom landscape expands and residents demand more from their living spaces, condo boards and property managers are being compelled to reassess how they deliver essential services. From reliable Internet and TV to building-wide security systems and automation, expectations are rising fast. Fortunately, Local Alberta-based telecommunications companies are helping to meet these demands by offering smarter, more cost-effective solutions tailored specifically for condominiums and multi-dwelling residences.

### **More Premium Competition**

For decades, the telecom market in Canada has been dominated by the "Big Three": Bell, Rogers, and TELUS. While they laid out much of the foundational infrastructure, these providers have also been known for high prices, long wait times, and inflexible service models. However, thanks to regulatory reforms and expanding network access, a new wave of premium providers is emerging to challenge the status quo. Organizations like TechConnect, along with its partners, are part of this movement, offering diverse solutions and personalized support in the CCI North Region.

The way we consume on-screen entertainment and music has undergone significant changes over the past two decades. Companies like Netflix, Amazon, Spotify, and Apple have become major players in the entertainment

industry. While these companies have diverse entertainment offerings, there is still a need for a reliable internet connection to use these services. There is also a need for local Canadian content and news in a premium format that is familiar and easy to understand.

### **Changing Times: Streaming, Smart Living & Work from Home**

In this new generation of streaming television, music, and gaming are consumed on an array of devices, such as gaming systems, smartphones, tablets, and big screens. The average Canadian household now has more than 17 devices that require a wireless signal, making reliable and fast broadband internet, or WI-FI, the main component in today's home entertainment. Broadband not only touches the entertainment side of our daily lives but also many other devices, such as home security, building automation, smart appliances, and more.

Working from home for many organizations has also become a major cultural shift, and employees working from home require a quality connection that can keep up with the demands of workplace expectations. Keeping this in mind, developing the current infrastructure within the condo or multi-dwelling resident community is key to delivering the best services to the end users. Ensuring your building is up to date with quality wiring (Cat6, quality Coax, or fiber optics) and smart panels will help with delivering the best service throughout the residence.

*Continued on next page.*

While newer buildings in the last 10 years should be up to date, we would recommend that older buildings have an assessment completed to ensure the broadband signal can travel without issue within the building infrastructure.

### The Underserved: Closing the Digital Gap

Rural and underserved areas are often neglected by the large telecom companies, as they often would rather continue to build out new infrastructure or rebuild in more densely populated areas. This leads to a large gap in service and availability of quality broadband solutions in these areas. Unique telecom companies can often bring premium broadband and streaming services to these areas, given that there is enough interest from the community to develop the infrastructure required.

### The Cost of Security: Smarter Access Solutions

Security is another critical area where more diverse companies in telecommunications make a big difference. Traditional lock-and-key systems are increasingly obsolete in today's residential buildings. They're difficult to manage, easy to duplicate, and expensive to replace. Some independent telecoms can provide modern access control systems that use key fobs and mobile credentials to manage entry points across the property.

With cloud-based control panels, property managers can grant or revoke access instantly, monitor usage, and generate audit reports with just a few clicks. This reduces unauthorized access and liability risk while eliminating the constant costs of rekeying or replacing lost keys. The system is scalable for buildings of all sizes and integrates seamlessly with most video surveillance and smart intercom technologies.



### What We Do Best: Independent Solutions for Condo Communities

A good telecommunications company will take the time to come onsite and provide an evaluation, create proposals, and execute the work required to update the building and enhance the overall experience for the management and the residents. What sets companies like these apart from the “Big Three” is the flexibility and expertise in delivering custom-built solutions and partnering with the proper organizations to provide the right solution for the customer's needs.

Ultimately, independent telecoms can offer a compelling package: high-quality services at lower costs, increased security, simplified operations, and even revenue opportunities. In an era where digital infrastructure is as essential as plumbing or electricity, partnering with local, innovative providers like these allows condo communities to stay ahead of the curve. 🏠

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## Smart Questions for Smarter Decisions

Before signing the next contract or sticking with the status quo, condo boards and condo managers should pause to evaluate whether their community is truly getting the best value. Asking the right questions can uncover opportunities to save money, improve service, and strengthen building security.

### Consider the Following Questions:

- Do we pay too much for too little service from the Big Three?
- Do we have service issues, frequent interruptions, or wireless dead spots?
- Is our building infrastructure up to date to accommodate today's technology?
- Can we improve our security and reduce costs from traditional door locks?
- When was the last time we negotiated our Internet and TV contract?

---

*Michael Ofstedahl is the Business Development Specialist with TechConnect Edmonton. Michael has over 20 years of experience in the telecommunications industry, working with Shaw Communications, as an independent contractor and now with TechConnect. Michael has worked in all aspects of the business, from customer service and sales to field operations and management. To learn more, visit [www.tcorp.ca](http://www.tcorp.ca)*





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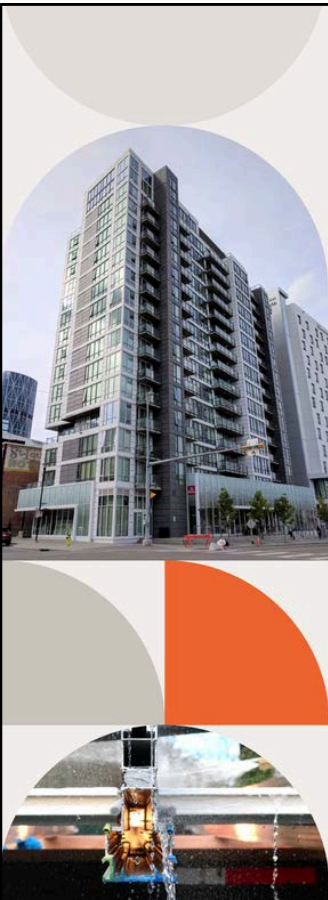


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## WHAT YOU NEED TO KNOW ABOUT RISING CONSTRUCTION COSTS IN NORTHERN ALBERTA

Written by: Omar Khan, Normac,

**From tariffs and labour shortages to climate disasters and surging demand, construction costs in Northern Alberta are climbing faster than the national average—what condo boards need to know to stay ahead.**

Across Canada, construction headlines in 2025 point to a general slowdown. Residential building construction output declined in 2024 by approximately 3%, yet costs continue to rise—albeit modestly. Construction costs directly impact your building's replacement value—the foundation for determining your insurance coverage.

Insurance plays a vital role in risk management and provides peace of mind for condo corporations in the face of potential catastrophes. To ensure adequate coverage, accurate and up-to-date construction costs are essential and should be determined through an independent third-party insurance appraisal.

### National vs. Regional Trends

Nationally, year-over-year construction cost increases are ranging between 1.7% and 6.7% across both residential and non-residential sectors.<sup>1</sup> However, current costs for Northern Alberta are outpacing the national average, with increases even exceeding those in higher-cost markets like Toronto and Vancouver.<sup>2</sup> This trend is driven by heightened housing demand, regional infrastructure expansion, and the impact of tariffs on core materials.

Nationally, 2025, projected cost increases are between 2–5% for residential reconstruction and 2–4% for non-residential, with Q1 data trending toward the high end of that range. In Edmonton, the Q1 Building Construction

Price Index showed respective increases of 4.5% for residential and 3.3% for non-residential projects.<sup>3</sup>

The Edmonton market has seen some of the strongest population growth in the country with the region growing by 5.7% in 2024 or over 65,000 new residents, with the trend likely to continue in the upcoming years.<sup>4</sup>

This high population growth is leading to a tightening of both labour and material availability as housing starts to climb to match new demands.

***Construction costs in Northern Alberta are outpacing Toronto and Vancouver—driven by population growth, infrastructure expansion, and tariffs on core materials.***

Housing starts in Edmonton grew by 17 % in Q1 2025 compared to 2024 led by the population growth coupled with a decline in interest rates. Infrastructure and energy projects also continue to compete for resources, particularly in the non-residential sector.

Additionally, climate resilience and updated building code



# FINANCIAL INSIGHTS

requirements are adding cost and complexity to new construction and insurance rebuilds. Taken together, these elements suggest that construction costs in Northern Alberta are likely to continue rising—potentially exceeding projections if labour shortages and global supply disruptions persist.

## Material Cost Fluctuations

Construction costs in the Edmonton market remain under pressure in 2025, largely due to reinstated U.S. tariffs on Canadian steel and aluminum.<sup>5</sup> These measures, alongside ongoing global supply chain instability, are particularly challenging for a region reliant on steel-intensive and prefabricated building methods. Structural steel and prefabricated components are projected to rise by approximately 3.9%.<sup>6</sup>

Other material categories remain volatile: concrete and machinery prices rose significantly in 2024,<sup>7</sup> while lumber prices have stabilized but remain above pre-pandemic levels. Crude oil is forecasted to drop by 8%,<sup>8</sup> which may provide limited relief—but the weak Canadian dollar continues to inflate the cost of imported materials.



## The Impact of Tariffs

In early 2025, the U.S. imposed 25% tariffs on Canadian steel and aluminum. In response, Canada enacted reciprocal tariffs on \$29.8 billion worth of U.S. goods.<sup>9</sup> These tariffs and countermeasures are expected to increase construction costs, impacting many common products used in construction such as items made out of the aforementioned steel and aluminum such as structural steel beams, framing panels and supports, prefabricated goods to areas such as frames, doors and windows.<sup>10</sup>

Trade tensions have introduced new uncertainty, causing project delays and procurement strategy shifts. Many contractors are reporting increased procurement timelines, reduced supplier flexibility, and tighter profit margins—especially in resource-based communities where large-scale energy and infrastructure projects are already stretching labour and material availability. As a result, construction firms are being forced to reassess supply chains, explore alternative sourcing strategies or impose layoffs to mitigate ongoing price volatility.<sup>11</sup>

With pricing in flux, builders are rethinking supply chains as affordability of many projects is now impacted. At Normac, we continue to monitor these developments closely, ensuring our appraisal and replacement cost data reflects actual market conditions built on real world data.

## Labour Shortages and Wage Growth

Northern Alberta's construction workforce continues to shrink due to high retirement rates and persistent recruitment gaps.

BuildForce Canada projects Alberta will lose over 42,500 construction workers to retirement by 2033, while only 41,100 new workers under age 30 will enter the sector—indicating a looming labour shortfall.<sup>12</sup>

Wage growth in Alberta's construction sector is projected to be 4.1% in 2025,<sup>13</sup> outpacing other industries and further impacting project costs. Labour now comprises 20–40% of total construction budgets. To mitigate the impact, firms are investing in early recruitment and apprenticeship programs.

*Continued on next page.*

## Impact of Natural Disasters

Canada recorded over \$8 billion in insured damages from catastrophic weather events in 2024—tripling 2023 totals.<sup>14</sup>

Northern Alberta faced major wildfire events in 2024, particularly in Jasper and the Peace Region, with the Jasper Fire alone resulting in \$1.2 Billion in insured claims.<sup>15</sup> In 2025, the region has already seen flooding and windstorm losses, increasing demand for reconstruction and pressuring limited regional resources. The loss, especially that of Jasper, is pulling resources away from the Edmonton market as those teams focus on the rebuilding of infrastructure and rebuilding residential and commercial buildings. There have been over 100 building permits for Jasper in 2025 for the rebuilding of properties, all part of the rebuild with crews coming from all over the province as part of the process.

In high-risk areas, property values have spiked as much as 40% due to reconstruction demand and constrained contractor availability.<sup>16</sup> As demand continues to outpace supply, accurate valuations are more important than ever.



## Sector Insights

Despite some optimism, the construction sector in Northern Alberta began 2025 cautiously. Overall permit values declined by 8.9% in Q1 year-over-year.<sup>17</sup>

Institutional permits fell by 41%, followed by a 33% drop in industrial activity. However, residential and commercial permits posted modest gains, buoyed by housing needs and commercial recovery in mid-sized centres.

Major capital projects, including the twinning of Highway 63, the Peace Region Power Corridor expansion, and the Fort McMurray Water Treatment upgrade (\$825M), continue to reshape the region. These initiatives are inflating demand for trades and materials, particularly in nearby residential markets.

In Edmonton, construction costs are being shaped by a surge of city-led infrastructure projects, particularly in transportation and civic facilities. Major investments include ongoing LRT expansions and upgrades to recreation centres, fire halls, and maintenance facilities, all competing for labour and materials.<sup>18</sup> Additionally, the downtown core is undergoing significant redevelopment, including park revitalizations, residential infill, and extensive road work—creating overlapping demand across public and private sectors that continues to drive up construction timelines and costs.<sup>19</sup>

## Risk Mitigation for Condos

### Reserve Fund Studies:

Rising construction costs can quickly outpace capital plans. Regularly updating reserve fund studies ensures adequate funding for repairs—helping condo corporations avoid levies or borrowing.

### Climate Resilience:

Wildfires, floods, and windstorms are rising in frequency. Proactive upgrades such as fire-resistant landscaping, backup generators, and water mitigation systems reduce future insurance claims and potential damage.

### Annual Insurance Appraisals:

Although Alberta does not mandate insurance appraisals at fixed intervals, conducting them annually is a prudent and critical practice. With construction costs fluctuating due to volatile material and labour markets, rebuild values can change rapidly—making annual appraisals indispensable for maintaining sufficient coverage and ensuring peace of mind.



## Final Thoughts

Northern Alberta's construction industry is navigating a perfect storm of cost escalation, labour shortages, climate impacts, and market volatility.

For condo boards and managers, staying ahead of these challenges requires a proactive approach—starting with up-to-date valuations, risk mitigation planning, and sound financial forecasting.

Under the Alberta Condominium Act, corporations are required to insure both the common property and individual units to their full replacement value. To ensure accurate coverage, it is recommended that corporations obtain an independent insurance appraisal from a qualified third-party firm on an annual basis. 🏢

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*Omar Khan, Manager of Business Development at Normac, Canada's leading insurance appraisal firm, brings over a decade of condominium industry experience. He has presented seminars and authored articles nationwide, sharing expertise on insurance appraisals, construction cost inflation, and industry best practices with CCI chapters across Ontario, BC, Alberta, and Manitoba.*

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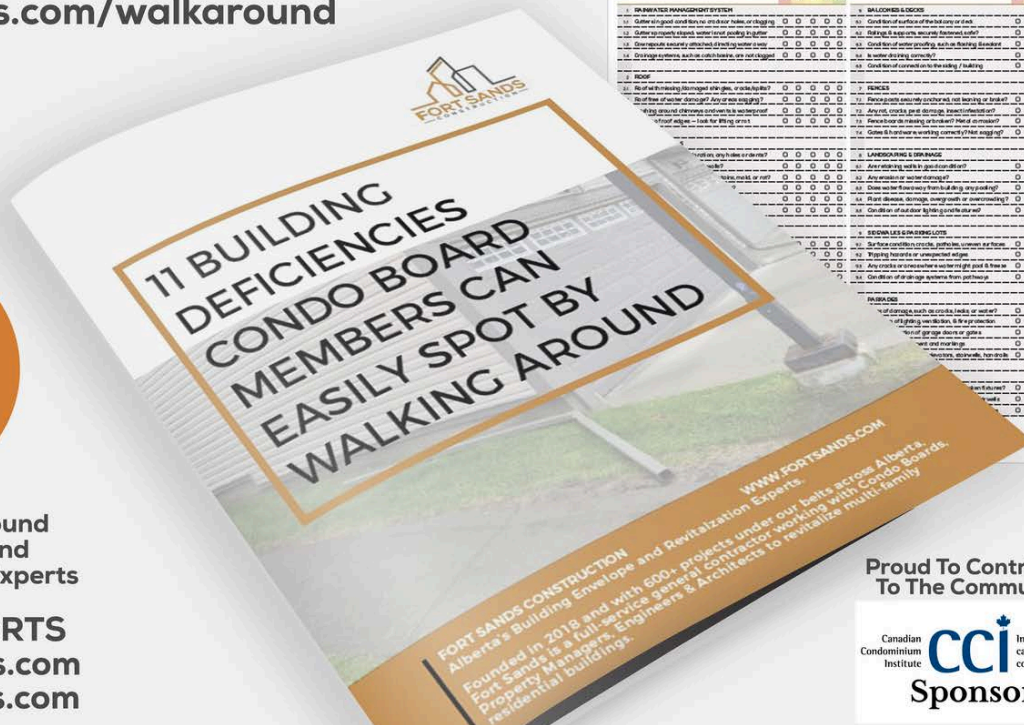
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## FINANCING FOR THE FUTURE: How Condominium Loans Support Stronger Communities

Written by: Kelly McFadyen, Condominium Lending Group

**Condominium loans are emerging as a strategic tool that helps boards fund major projects, protect reserve funds, and balance fairness for current and future owners.**

Condominium corporations across the country are facing a common challenge: aging infrastructure, rising construction costs, and increasingly complex capital repair projects. At the same time, owners expect stable budgets, predictable contributions, and long-term value from their investment.

To meet these expectations, well-managed condominium corporations are turning to a modern solution: project financing through a condominium loan.

Financing is a forward-looking strategy that helps buildings complete essential work on time, maintain financial stability, and ensure fairness for current and future owners.

### Planning Ahead Means Acting at the Right Time

Every well-intended board wants to be proactive. However, when a major capital project is required earlier than expected, or when a reserve fund study is updated and highlights funding gaps, it can put pressure on capital plans.

A condominium loan allows the corporation to move forward without delay, protecting the building's health, safety, and value while providing financial flexibility for owners.

#### Financing enables:

- Timely completion of necessary projects
- Smoother financial planning
- Predictable cost sharing across owners
- Preservation of the reserve fund for future needs

Instead of phasing or deferring work, or requesting large one-time contributions from owners via special levies, a loan can offer a clear, sustainable path forward.

***Financing is a forward-looking strategy that helps buildings complete essential work on time, maintain financial stability, and ensure fairness for current and future owners.***

### A Strategic Tool for Fairness and Long-Term Value

Project financing supports more than just common property. When used at the right time, and in the right way, it can support community wellbeing. With the right loan structure, the cost of major projects can be distributed across the owners who benefit from them, not just those who happen to live in the building when the work is done.

#### This approach:

- Promotes fairness across generations of owners
- Gives owners a choice in how to pay for the work
- Supports resale values by avoiding deferred maintenance

Boards that use financing are able to fulfill the corporation's responsibilities while respecting the financial diversity of their ownership.

*Continued on next page.*

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## Real Results in Practice: *Real Stories, Real Impact*

A community we recently supported was facing repeated pipe failures that led to flooding and costly emergency repairs. These ongoing issues not only disrupted residents' lives but also drove up insurance premiums and strained the budget. Although repiping was urgently needed, the reserve fund couldn't cover the cost without jeopardizing other planned projects.

Instead of delaying the work or jumping to a special levy, the board engaged owners in a collaborative discussion about funding options. Ultimately, the corporation secured a loan that aligned with its long-term capital plan.

With financing in place, the project moved forward without delay. Monthly fees were adjusted slightly, the reserve fund remained intact, and residents were no longer subject to stressful, costly disruptions. The building's infrastructure was stabilized, enhancing its long-term sustainability. Most importantly, owners appreciated the transparency of the process and the predictability of the outcome.



## Adapting to a Changing Environment

The landscape is evolving quickly. Aging buildings, new energy standards, and increased insurer scrutiny mean more corporations are seeing a need for capital improvements earlier or more frequently than anticipated.

Financing helps corporations fulfill their statutory duty to repair and maintain common property by:

- Unlocking capital for time sensitive projects
- Supporting sustainability and building performance goals

- Providing a flexible tool within the broader reserve funding strategy.

**This is not about reacting. It is about leading with foresight.**

## How Condominium Loans Work

Condominium corporation loans are designed with the needs of shared ownership communities in mind. They are secured by the corporation, not individual owners, and offer terms that align with the building's financial plan.

### Key features include:

- No personal guarantees or security registered on individual units
- Flexible repayment periods
- Integration with budgets for future cost sharing

When used as part of a thoughtful strategy, financing offers clarity, control, and long-term stability.

## Supporting Smarter, More Resilient Communities

Boards today are expected to manage not just buildings, but long-term financial ecosystems. Financing offers a powerful way to do exactly that: responsibly, transparently, and in alignment with the best interests of the owners.

It is a sign of strong leadership when a condominium corporation uses every available tool to maintain building performance, financial health, and owner satisfaction.

## Let's Talk About What's Possible

If your community is preparing for a major project, or facing a funding gap, financing may be the most effective way to move forward. Specialized lenders, like Condominium Lending Group, are available to help you explore options, plan with confidence, and create solutions that serve your building and its owners well into the future. 🏢

*(Find a Board Toolbox with Practical Tips for Condominium Boards Considering a Loan on page 41)*

*Kelly McFadyen is the Director of Strata & Condominium Finance at Condominium Lending Group. Kelly has nine years of experience supporting condo corporations. She specializes in customized financing solutions when reserve funds fall short, offering boards and owners clear guidance, meticulous financial oversight, and practical alternatives to special levies for major repair projects.*

## BOARD TOOLBOX: Financing Capital Projects with Confidence

### Practical Tips for Condominium Boards Considering a Loan

*Provided by: Kelly McFadyen, Condominium Lending Group*

#### 1. GET A CLEAR PICTURE OF THE PROJECT

**Owners and Lenders need to understand the plan.** Work with your engineer or project manager to confirm:

- Scope of work
- Cost estimate (*including contingency, taxes, and professional fees*)
- Timeline
- Risks of delaying the project

#### 2. REVIEW FUNDING OPTIONS

**The board and owners need a clear view of the financial impact with each path.** Outline what the project would look like if paid through:

- Reserve fund
- Special levy
- Financing
- Blended funding

#### 3. FOCUS ON COMMUNICATION

**Transparency builds engagement.** Owners will want to understand:

- Why the project is needed
- What the funding options are
- Financial implications including the cost of phasing or deferring

#### 4. CHOOSE THE RIGHT LENDER

**Choose a lender that understands condominium corporations, this is a specialized loan type with unique needs.** A lender should:

- Understand how condos operate
- Offer flexible repayment terms
- Work directly with your condominium manager and board

#### 5. KEEP THE RESERVE FUND HEALTHY

**Using financing can preserve your reserve fund for future priorities.** This reduces the chance of future shortfalls and emergency special levies. It also shows long-term financial planning, which is helpful for real estate buyers and insurers.

#### 6. AVOID DELAYS THAT COST MORE

**Financing lets you act when the building needs, not when the cash happens to be available.** Postponing essential work often leads to:

- Higher repair costs
- More damage
- Safety or insurance issues



#### 7. WORK AS A TEAM

**Good project financing is a team effort and helps the board deliver a well-run, future-ready community.** Coordinate early with your:

- Condominium manager
- Lender
- Engineer
- Lawyer
- Reserve fund planner





## A HIDDEN NEED NEXT DOOR: How Food Banks Alberta Supports More Than You Think

Written by: Emily Van Ee, Foodbanks Alberta

**Food insecurity isn't always visible. In condo communities, neighbours quietly facing hardship may be closer than you think. Food Banks Alberta reminds us, a *small act of care might matter more than you ever realize.***

When we think of food banks, we often imagine long lines and unfamiliar faces—people somewhere else who clearly need help.

But food insecurity doesn't always look the way we expect, it can look quite ordinary on the outside. The reality is that the person next to you in the elevator, the parent you wave to at school drop-off, or the friendly neighbour walking their dog could be quietly struggling to make ends meet.

Food Banks Alberta understands that crisis often wears a mask, but behind closed doors, people are often forced to make impossible choices: dinner or diapers, groceries or gas, medicine or rent.

### More Common Than You Think

Food insecurity doesn't always follow a predictable pattern. It doesn't wear a label or come with warning signs. A sudden job loss, medical emergency, rent increase, or even a relationship breakdown can quickly tip someone into financial strain.

In Alberta, thousands of people, many employed, educated, and raising families, find themselves having to make hard choices at some point, including turning to food banks during short-term financial crisis.

The truth? Most people who turn to food banks never thought they would need to. It's not always a chronic or visible issue. Sometimes it is circumstantial, temporary, and entirely unexpected, but always, it matters.

### Beyond the Basics: Not Just a Can of Soup

That's where organizations like Food Banks Alberta step in, offering more than food alone. Their mission extends to meeting the broader needs of individuals and families facing short-term hardship, helping them maintain dignity while navigating difficult times.

Today's food banks support clients with a surprising array of items, including:

- **Personal Hygiene Products:** shampoo, toothpaste, and menstrual supplies, can become luxury purchases when money is tight.
- **Household Basics:** dish soap or laundry detergent, items most of us grab without a second thought.
- **Over-the-Counter Medication:** sometimes over the counter might be just out of reach for those living with a stretched budget, think pain relievers, cough and cold medicines and antihistamines.
- **Baby Necessities:** formula, diapers, and wipes can easily overwhelm families living paycheck to paycheck.
- **Pet Food:** because the comfort of a pet shouldn't be a financial burden.

*Continued on next page.*

These items may seem modest, but for those in a rough patch, they're more than helpful, they offer relief, dignity –and hope.

### The Message: Kindness Lives Next Door

Food insecurity doesn't always look like desperation. It can look like the well-dressed man on the second floor, the young couple juggling student loans, or the retiree quietly adjusting to a fixed income.

When we recognize the truth that food insecurity is in our communities, we shift the stigma and the culture. Needing help doesn't need to come with shame.

By supporting your local food bank or simply spreading awareness, you help create a culture where needing help isn't shameful and offering it becomes second nature.

Because when life throws someone a curveball, it doesn't matter which floor they live on or what unit they are in. What matters is that they're part of your community—and that you had their back, even if you didn't know who needed it.

True community isn't just about shared walls—it's about shared care. When we look out for one another, we send a powerful message: everyone belongs. Whether you live in a high-rise or a walk-up, small collective efforts can create big waves of support for neighbours who may be struggling silently. 🏠

*Emily Van Ee is the Community Partnerships Manager at Food Banks Alberta, where she builds strong relationships to fight food insecurity across the province. Passionate about connection and compassion, she is helping bring communities together one donation at a time.*

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# COMMUNITY TOOLBOX:

## How Your Condo Community Can Help Ease Food Insecurity in Your Condo Community

Provided by: Emily Van Ee, Food Banks Alberta



### Practical Tips for How to Support Local Foodbanks

Small acts of generosity in your building can add up to big change for those living just down the hall—or down the block. Your condo community has the power to be part of the solution and you don't have to go far, to make a big difference, you can take action from the lobby.

#### 3 Ways to Support Local Food Banks From Home

**Want to help?** Here are three meaningful ways your condo can help Food Banks Alberta or your local Food Bank to offer support, dignity, and hope to those in need.

##### 1. SET UP A DONATION BIN

- Place a clearly labeled box in your lobby, mailroom, or amenity space for non-perishable food, hygiene items, or pet supplies.
- On the sign include a short list of needed items and encourage residents to participate by dropping off non-perishable and new, unopened items.

##### 2. HOST SEASONAL DRIVES

- Coordinate a food or essentials drive tied to the seasons, holidays, back-to-school, or community events.
- Use posters, elevator notices, and newsletters to build awareness and momentum.



##### 3. PARTNER WITH FOOD BANKS ALBERTA

- Contact your local food bank and find out what items they are in need of.
- Invite a representative to speak at your AGM or community gathering. They can share stories, stats, and suggestions for ongoing involvement that aligns with your building's values.

**Neighbourly kindness doesn't need a big budget—just a shared commitment to looking out for one another.**

For more info or to find your local Food Bank, visit the website: [www.foodbanksalberta.ca](http://www.foodbanksalberta.ca)

## 2025 CCI GOLF MIXER: Sunshine, Swings, and Community Spirit

Written by: Katherine Topolniski, CCI North Alberta

Photos by: Katherine Topolniski, CCI North Alberta

**From sunshine and swings to laughter and lasting connections, our Golf Mixer at The Quarry Edmonton celebrated the best of CCI North Alberta's community spirit.**

On a bright and breezy day at The Quarry, members of the Canadian Condominium Institute North Alberta Chapter (CCI North Alberta) came together for one of the year's most anticipated networking events — the 2025 CCI Golf Mixer.

The event brought together condominium professionals, service providers, and board members for a day filled with friendly competition, laughter, and plenty of prizes. "It's one of those rare days when business and fun blend perfectly," said Susan Milner, who welcomed golfers and set the tone for a relaxed and social afternoon on the greens.

### Celebrating Our Sponsors & Business Members

This year's event was made possible by the generous support of our sponsors. Special thanks to our **2025 Title Sponsor, BFL Canada**, and other key sponsors who made the event a memorable one, including:

- **Golf Cart Sponsor:** KDM Management
- **Grand Prize Sponsor:** Condominium Lending Group
- **Alcohol Sponsor:** Restruction
- **Welcome Tote Sponsor:** Larlyn Property Management
- **Putting Green Sponsor:** Desjardins Insurance
- **Snack Sponsor:** Food Banks Alberta

Hole sponsorship was once again outstanding, featuring more than twenty industry partners — from long-time contributors and supporters of CCI North Alberta like, **HUB International, Miller Thomson, Acclaimed! Heating & Cooling, Condominium Lending Group, Smart Fix Infrared Asphalt Repair, and Entuitive Corporation.**

### A Day of Fun, Prizes, and Friendly Competition

Beyond the fairways and friendly rivalries, this year's Golf Mixer was alive with creativity and community spirit — thanks to our amazing Hole Sponsors, who brought an impressive mix of games, giveaways, and good humour to every stop on the course.

HUB International and BFL Canada both added extra thrill to the day with \$25,000 Hole-in-One challenges. The excitement reached new heights when cheers erupted across the course — as Dave Langford sank a Hole-in-One at HUB International's hole, heading home \$25,000 richer!

Photos (from L to R): Acclaimed! Heating, Cooling & Furnace Cleaning; Off the Ledge and a team of golfers; Global Tech Group; Miller Thomson.







Hole Sponsor Photos (from L to R): Mosaic Home Services; Condo Lending Group and a team of Golfers; SmartFix Infrared Asphalt Repair; ZoJacks Water Damage and Prevention technology with some golfers.

Many sponsors hosted friendly competitions, from VETS Facility Services' golf ball cannon and NORMAC's giant Jenga to Delnor Restoration's chipping challenge and Wade Consulting's ladder golf. Smart Fix Infrared Asphalt Repair turned their hole into a lively "shot stop" featuring Fireball, Jägermeister, and tequila tastings, while Nordic Mechanical Services served up their signature Caesars. Miller Thomson kept golfers cool with sweet frozen treats on a warm afternoon.

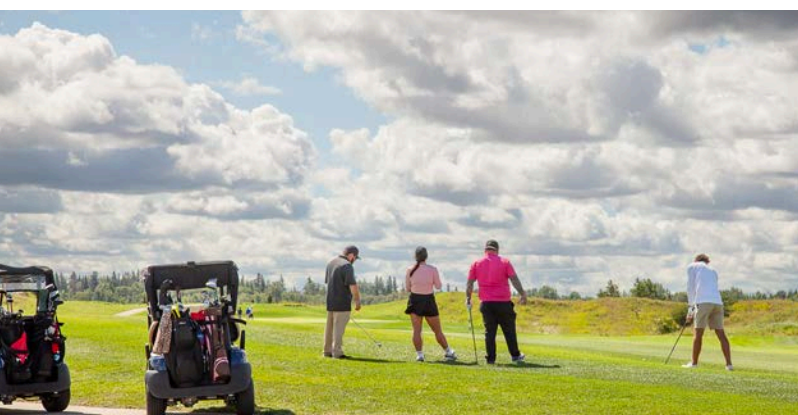
Others got creative with trivia, games, and snacks – from Paul Davis Restoration's Oilers-themed prize draw and candy bar to Homeward Trust's quiz-with-a-prize, ZoJacks' gourmet donuts, Stantec's snack station, and GlobalTech's trail mix – ensuring golfers were well-fueled and ready for fun from start to finish.

This year's hole sponsors truly brought their A-game, turning a day of golf into a celebration of creativity, camaraderie, and community at its best.

## A Community That Shows Up

The 2025 CCI Golf Mixer at The Quarry Edmonton was another standout success – drawing 196 golfers, a significant increase from last year's sold-out field of 144. With a course capacity of 216, this year came close to a full house, underscoring the continued growth and popularity of the event.

Photos (from L to R): Gary Caouette, CCI North Alberta Board Member and Katy Campbell, CCINA's Executive Director enjoy chats on the course. Company Rep's at the Hub International Hole-In-One challenge celebrate the winner; Title Sponsors from BFL Canada wave from their tent; a team of golfers taking on their last few holes on a beautiful sunny day at the Quarry.

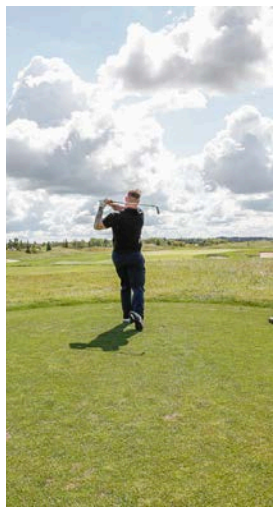




Photos: On-course antics, networking, and a great game of golf attracts, beginners and advanced golfers alike.

A highlight of the day was the 50/50 draw in support of Food Banks Alberta, our 2025 charity of choice. This year we helped to raise well of \$4000 thanks to the generosity of our participants.

Representatives joined us on-site to share their work and raise funds for their new School Snacks Program, providing nutritious snacks to children who might otherwise go without. With food banks serving over 61,000 kids each month, every \$20 donation helps feed a child for a week — fuelling focus, learning, and hope.



## Skills, Spirit, and Standout Teams

From Best Dressed Team to the always-entertaining Most Honest Team, golfers embraced the spirit of the day with humour and style.

The Winning Team, sponsored by Points West Mechanical, took home top honours, and the \$1,000 WestJet Grand Prize, sponsored by Condominium Lending Group, was one of the day's most coveted rewards.

Competition was fierce — but always friendly — as golfers showed off their swings, strategy, and sense of fun across the course.

Hole Sponsor Photos (from L to R): Magnum York Property Management; Wade Consulting; Paul Davis Recovery and Restoration; VETS Group.

Prizes were awarded for Longest Drive, Closest to the Pin, Longest Putt, and more, while the Survivor Ball and Golf Bingo challenges kept things lively right to the end.

Thanks to our generous sponsors, every contest came with bragging rights and a prize — adding even more excitement to a day already full of laughter, camaraderie, and unforgettable moments on the greens.

## Behind the Scenes

A huge thank-you goes out to the Member Services and Benefits Committee — Jeremy Dalglish, Steven Deluca,







Hole Sponsor Photos (from L to R): Trusty Tree Services; Entuitive; Normac Insurance Appraisal Experts; 4-Way Inspection Services.

Sandi Danielson, Cody Hodson, Jay Spate, and Bryson Dobush – for their work in organizing this year's event.

Gratitude also goes to our volunteers, including Sandi Danielson and her team at the registration table, as well as Rebecca Barron and Gary Caouette for their on-course support.

The event wouldn't have been possible without the dedication of the CCI staff team – Katy Campbell, Katt Topolniski, and Alena Valova – and the exceptional staff at The Quarry, whose professionalism and hospitality ensured every detail ran smoothly.

## Looking Ahead to Next Year's Golf Mixer Event

The Golf Mixer continues to be a highlight of the CCI calendar – a reminder that networking and professional connection can flourish on the fairway just as much as in the boardroom.

Each year, this event brings together condominium professionals, suppliers, and board members for a day that perfectly blends business, fun, and friendship.

We're already counting down to next year's tournament! Mark your calendars – the 2026 CCI Golf Mixer will take place on Friday, September 18, 2026, at RedTail Landing Golf Club, conveniently located near the Edmonton International Airport.

With a new course, fresh challenges, and more creative sponsor activations in store, next year's event promises to be our biggest and best yet.

Whether you're a seasoned golfer or just there for the laughs, RedTail Landing will be the perfect setting to tee off another fantastic day of community, connection, and CCI spirit.

We can't wait to see everyone back on the greens in 2026!



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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.

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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**



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## GET IN TOUCH:

### We Want to Hear From You

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](mailto:education@ccinorthalberta.com)

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



# CCI EDUCATION CALENDAR

## CONDO MANAGEMENT EDUCATION

The 2025-26 Education Calendar features the Full CM Series!

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 at the beginning with Condo Management 100 and move up from there.

**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

*Have a topic you'd like to see covered?* We're always open to hear your ideas, email us at [info@ccinorthalberta.com](mailto:info@ccinorthalberta.com).

### CONDOMINIUM MANAGEMENT 200

**IN PERSON:** Members \$320 / Non-Members \$533

**ONLINE:** Members \$275 / Non-Members \$458

CM200 builds on foundational knowledge with a comprehensive, two-day program led by industry experts. Designed for managers, board members, and owners, it deepens understanding of key condominium issues, provides practical tools for effective decision-making, and develops the skills needed to confidently navigate the complexities of condominium management.

**Date:** November 1 & 2, 2025 (*Saturday & Sunday*)

**Time:** 9:00 am - 4:00 pm

**Location:** NAIT Productivity & Innovation Centre  
& Online Via Zoom

**Registration:** <https://bit.ly/3IIXJZL>



NOVEMBER  
1-2

# CM 200

### CONDO MANAGEMENT 200

NOVEMBER 1 & 2, 2025 | 9:00 AM - 4:00 PM  
NAIT PRODUCTIVITY & INNOVATION CENTRE

# CM 100

### CONDO MANAGEMENT 100

JANUARY 24, 2026 | 9:00 AM - 4:00 PM  
NAIT PRODUCTIVITY & INNOVATION CENTRE

JANUARY  
24

### CONDOMINIUM MANAGEMENT 100

**IN PERSON:** Members \$195 / Non-Members \$275

**ONLINE:** Members \$165 / Non-Members \$245

CM100 lays the groundwork for effective condominium management, providing essential tools and knowledge for managers, board members, and owners. Particularly valuable for self-managed communities, this course covers governance, operations, and maintenance, giving participants the clarity and confidence to apply practical skills within their own condominium environments.

**Date:** Saturday, January 24, 2026

**Time:** 9:00 am - 4:00 pm

**Location:** NAIT Productivity & Innovation Centre  
& Online Via Zoom

**Registration:** <https://bit.ly/4gNpInv>



## INSITE SESSION

### FROM CHEQUES TO CLICKS

WEDNESDAY, OCTOBER 29, 2025  
12:00 - 1:30 PM (ONLINE VIA ZOOM)

29 OCTOBER

### FROM CHEQUES TO CLICKS:

Modernizing Condo Finances with Digital Payment Solutions

Members \$20 / Non-Members \$30

Discover how condo boards and managers can move beyond outdated cheque-based processes with secure digital payment solutions. Learn best practices for compliance and fraud prevention, while gaining tools and efficiencies to modernize systems and strengthen financial oversight.

**Date:** Wednesday, October 29, 2025

**Time:** 12:00 - 1:30 pm

**Location:** Online via Zoom

**Registration:** [bit.ly/beyond-basics-QA](https://bit.ly/beyond-basics-QA)



## UPCOMING EVENTS TO WATCH FOR

Visit our **Online Education Calendar** at the link below for up-to-date event listings.

[www.ccinorthalberta.com/events-and-education/](http://www.ccinorthalberta.com/events-and-education/)

### CONDOMINIUM MANAGEMENT 200 [ CM200 ]

**DATE:** March 7 & 8, 2026 (Saturday & Sunday)

**LOCATION:** NAIT Productivity & Innovation Centre  
& Online Via Zoom

**REGISTRATION OPENS:** January 2026

### CONDOMINIUM MANAGEMENT 300 [ CM300 ]

**DATE:** June 6 & 7, 2026 (Saturday & Sunday)

**LOCATION:** NAIT Productivity & Innovation Centre  
& Online Via Zoom

**REGISTRATION OPENS:** April 2026

## ONLINE COURSE

### CONDO BOARD BASICS & BEST PRACTISES

SELF-PACED

### CONDO BOARD BASICS & BEST PRACTISES

Members: FREE / Non-Members: \$75

This up-to-date, 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.**

**Email:** [info@ccinorthalberta.com](mailto:info@ccinorthalberta.com)

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





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W: www.victorianmanagement.ca

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# MEMBERS BUSINESS DIRECTORY

## FALL 2025

FALL 2025 Members Business Directory includes all CCI North Alberta Members in good standing as of October 3, 2025.

Accountants & Bookkeepers			
Organization	Contact	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
Barbara L. Surry Chartered Professional Acc, 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@hzcpa.ca
Ho LLP	Kimberly Gioia	780-448-7317	info@hollp.ca
KBH Chartered Accountants	Lucas Heath	780-463-8101	l.heath@kbh.ca

Building Maintenance			
Organization	Contact	Phone	Email
4-Way Inspection Services Ltd.	Travis Olinek	780-504-7896	travis@4wayinspections.com
Abris Construction Inc.	Nathan Kawulka	780-906-8055	Nathan@AbrisConstruction.com
Acclaimed! Heating, Cooling & Furnace Cleaning	Tammy Lackey	780-413-1655	tami@acclaimedfurnace.com
Alberta Ground Effects Ltd.	Monique Richard	780-605-1989	absweep6@gmail.com
BROJAM Construction & Maintenance Ltd.	Jamie Brown	780-757-5512	admin@brojamconstruction.com
Cherni Group	Kael Chernichan	780-904-3228	accounting@cherni.ca
Condominium Repair Company	Jim Wallace	780-952-7763	jim@condominiumrepaircompany.com
Summit Fireplaces Heating & Cooling	Adriaan Van Papeveld	780-819-4527	dryerventscrubbing@gmail.com
Ecopest Inc.	Alyshah Thawer	780-448-2661	service@ecopest.ca
Fort Sands Construction Ltd.	Randy Zerk	403-250-7999	billings@fortsands.com
Karlen-Kada Integration	Daniel Hildebrandt	780-453-1362 Ext 1261	Daniel@karlenkada.com
Master Mechanical Systems LTD.	Craig Riley	780-486-7480	craigriley@mmsystems.ca
MERIT Home Services	Kevin Barrie	780-263-6644	kbarrie@meritconcrete.ca
Mosaic Home Services	Steven Knight	780-910-6688	steven@getmosaic.ca
NB Benny's Contracting Ltd.	Andrew Rafo	780-265-4029	info@nbbennys.com
Restruction Alberta Ltd.	Janu Subramaniam	780-454-7762	janus@restruction.ca
Taylor Construction	Kristine Opp	403-244-5225	office@taylorconstruction.ca
Unique Exterior Ninjas Ltd.	Konstantin Zaitsau	587-590-8129	ninjacontractingoffice@gmail.com

Condominium Management			
Organization	Contact	Phone	Email
113 West Management Ltd.	Anand Sharma	780-784-3001	anand@113west.ca
20/20 Management	Katie Ekroth	780-714-0812	katie@2020management.ca
Accurate Realty & Property Management Ltd.	Barry Meckelberg	780-288-5043	barrymeck@shaw.ca
AIM Real Estate Corporation	Dan McDaniel	780-424-0397 x235	dmcdaniel@aimrec.ca
Alberta Condominium Management Education Consortium	Walter Wakula	403-816-6206	walterwakula@shaw.ca
AV8 Solutions Rural Condo Management	Brett Binnie	780-352-9277	info@av8solutions.com
Ayre & Oxford Inc.	Roseanne Evans	780-448-4984 Ext 322	roseevans@ayreoxford.com



# MEMBERS BUSINESS DIRECTORY

## FALL 2025

Condominium Management			
Blueprint Condominium Management Inc.	Ibrahim (Abe) Butt	780-665-5350	ibrahim@blueprintmanagement.ca
Bridgegate Property Management Group Inc.	Tamara Langille	780-266-2778 Ext 201	tamara@bridgegate.ca
Canwest Management & Realty Inc.	Arvind Kapur	780-461-2447	canwestmgmt@gmail.com
Celtic Group of Companies	Keri Roszko	780-784-0028	terri@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	corinna@corbecmanagement.ca
Core Realty & Management Group Inc.	Don Brown	780-651-1577	don@coremanagement.ca
CS Management Inc.	Curtis Siracky	780-760-6197	info@csmgmtinc.ca
Esquire Management Group	Michael McNeil	780-414-0390	m.mcneil@emgroup.ca
Evolution Condominium Management	Sandra Deuchar	780-361-3121	sandra@evolutioncondo.ca
FirstService Residential Alberta Ltd.	Trevor Schulz	403-909-0649	trevor.schulz@fsresidential.com
Gleniffer Lake Resort & Country Club	Tammy Campbell	403-728-3010	tammy@mylakeresort.com
Group Three Property Management Inc.	Sharon Zhang	780-641-0222	accounting@grouphree.ca
Hallmark Management Inc.	Darcie-Lee Rea	780-819-2108	darcie@hallmarkmanagement.ca
Hearthstone Management Ltd.	Kelly Spanach	780-993-5606	kelly@hearthstonemanagement.ca
HomeVest Property Management Inc.	Sundas Khan	780-902-4406	sundas@hvpropmgmt.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.	Kyle Miller	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 Ext 3304	larlyn@larlyn.com
Magnum York Property Management Ltd.	Josh Dingreville	780-482-1644	jdingreville@magnumyork.com
McLeod Realty & Management Ltd	Robert F McLeod	780-453-1108	info@mcleodrealty.com
Mountain Condo Management Inc.	Nicole Marcoux	780-817-8599	nicole@mcmalberta.ca
Owl Condo Management	Elliot Kerr	780-700-3223	admin@owl.condos
Parterre Property Services Inc.	Tammy Hughes	403-241-2162	thughes@parterreproperty.ca
Pinnacle Realty & Management Inc.	Rick Murti	780-758-4434 Ext 108	rmurti@pinnaclegroup.ca
Pivotal Property Management Inc.	Jamie Shima	780-701-4300	jamie@pivotalpm.ca
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
Realty Key Group Inc.	Rebekah Barron	780-719-0100	info@realtykeygroup.com
Roots to Peak Management Ltd.	Melissa Southorn	780-860-6707	melissa@rootstopeak.com
Royal LePage Summitview Realty	Nancy Caul	780-852-5500	jasper@royallepage.ca
Royal LePage, The Realty Group GP Property Mgmt	Angie Peters	780-532-3400	angiepeters@royallepage.ca
Shift Management Services	Kelly Bertrand	780-872-4556	info@shiftmanagement.ca
Square One Property Management	Robin Riehl	780-453-1515	Robin@square1management.ca
TEGA Property Management Ltd.	Susan Milner	780-757-7828	smilner@tegapm.ca
The Realty Store Inc.	Helena Cooper	403-341-5554	condos@therealtystore.ca
Victorian Management Ltd.	Anthony Canada	780-463-0066	anthony@victorianmanagement.ca

# MEMBERS BUSINESS DIRECTORY

## FALL 2025

Consultants & Mediator			
Organization	Contact	Phone	Email
Areospect Drone Services	Marc Dupuis	780-915-2382	info@areospect.com
Bylaw Consultants is now Alberta Condo Consultants	Gary Caouette	587-991-0959	accgaryc@gmail.com
Condo Check	Bernice Winter	403-509-2250	accounts@condo-check.com
Condo Quick Reports Inc.	Yulia Zaliubovska-Annand	780-900-6160	admin@condoquickreports.com
Condolyzers	Carissa Notland	587-802-3945	carissa@condolyzers.com
Excel Bldg. Inspection & Consulting	Stuart Schechtel	780-464-5634	excelins@telus.net
Skyline QS Consultants Ltd.	Maeve Duggan	780-920-9962	mduggan@skylineqs.ca
Twenty 8 Capital	Dylan Kelley	780-616-8658	Dylan@Twenty8Capital.com

Disaster Restoration			
Organization	Contact	Phone	Email
Delnor Restoration Services	Leanne Smith	780-929-4004	info@delnorrestoration.ca
First General Services Edmonton	Moe Barzagar	780-463-4040	moe.barzagar@firstgeneraledm.ca
Kalloway Property Services	Ken Allman	780-436-8090	kenallman@kalloway.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	Riley Moir	780-446-8500	riley@pffr.ca
ServiceMaster Restore Edmonton	Jason Miller	780-443-4338 Ext 221	jason.miller@svmrestore.ca
SERVPRO Edmonton	Peggy Sanders	780-784-7777	psanders@servproedmonton.com
Titan Construction 1989 Ltd.	Brandon Van Unen	780-483-3426	bvanunen@titan89.com

Engineering			
Organization	Contact	Phone	Email
ABE&RE Canada	Umair Syed	780-938-6765	umair.syed@abenre.com
Aegis West Engineering Inc.	Garett Cochrane	780-238-3418	garett@aegiswest.ca
Entuitive Corporation	Adrian Breitwieser	403-879-1270	adrian.breitwieser@entuitive.com
EXP Services Inc.	Lori Lee	780-435-3662	lori.lee@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
Sense Engineering	Gord Rajewski, R.E.T.	780-719-8385	grajewski@senseengineering.com
Stantec	Jose Fernandez, P.L.(Eng.)	780-917-6953	jose.fernandez@stantec.com
Stantec	Hafsa Salman	780-917-8131	hafsa.salman@stantec.com
Tree of Knowledge (TOK) Engineering	Martin Bankey	780-434-2376	mbankey.tok@shaw.ca
Wade Consulting Inc.	Billy Huet	780-486-2828	bhuat@wadeconsulting.ca



# MEMBERS BUSINESS DIRECTORY

## FALL 2025

Exterior Maintenance			
Organization	Contact	Phone	Email
Ardent Roof Systems Inc.	Derrick Lukin	780-488-4900	derrick@ardentroof.ca
Areospect Drone Services	Marc Dupuis	780-915-2382	info@areospect.com
Baseline Property Works Inc.	Brock Wilde	780-233-7457	brock@baselinepropertyworks.ca
Christensen & McLean Roofing Co. Ltd.	Phil Roy	780-447-1672	phil@cmroofing.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	Michelle Poh	780-289-0780	MPoh@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
MERIT Home Services	Kevin Barrie	780-263-6644	kbarrie@meritconcrete.ca
NB Benny's Contracting Ltd.	Andrew Rafo	780-265-4029	info@nbbennys.com
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
Reids Roofing & Insulation	Jessica Reid (President)	780-460-5866	jessica@reidsroofing.net
Restruction Alberta Ltd.	Janu Subramaniam	780-454-7762	janus@restruaction.ca
Safesidewalks Canada Inc.	Jeff Adolf	780-278-4434	jeff@safesidewalks.ca
Smartfix Asphalt Infrared Repair Ltd.	Sarah McDermott	780-488-9688	sales@smartfixasphalt.ca
Triumph Inc.	Chuck Barnicott	780-665-1145	cbarnicott@triumphinc.ca
Truisty Tree Services	Kolton Canning	780-860-5500	info@truistytreetree.ca
West Edmonton Window Cleaning Inc.	Tyler Bayn	780-481-4988	contact@wewc.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.

Contact us: [info@ccinorthalberta.com](mailto:info@ccinorthalberta.com)

# MEMBERS BUSINESS DIRECTORY

## FALL 2025

Financial Services			
Organization	Contact	Phone	Email
Condominium Financial	Jim Wallace	780-952-7763	jim@condominiumfinancial.com
CWB Maxium Financial Ltd.	Andrew Gallivan	604-562-5403	Andrew.Gallivan@cwbank.com
Condominium Lending Group	Kelly McFadyen	905-537-3557	Kelly.mcfadyen@condolending.com

Insurance Appraisers			
Organization	Contact	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

Insurance - Brokers & Adjusters			
Organization	Contact	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
Coast Claims	Jeanine Fahey	587-938-5219	jfahey@coastclaims.com
Desjardins /Scales Insurance & Financial Services	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	780-463-7776	cgilliam@tladjusters.com

Janitorial Services			
Organization	Contact	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



# MEMBERS BUSINESS DIRECTORY

## FALL 2025

Lawyers			
Organization	Contact	Phone	Email
Birdsell Grant LLP	Mark Dudar	780-968-1213	mdudar@birdsell.ca
Field Law	Erin Berney	780-429-7856	eberney@fieldlaw.com
Goodfellow & Schuettlaw	Amber Nickel	780-628-3531	anickel@gfslaw.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
Ogilvie LLP	Robert P. Assaly	780-429-6243	rassaly@ogilvielaw.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
Victoria A. Archer	Victoria A. Archer	780-465-4852	archer@archer-law.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

Mechanical, Electrical & Plumbing			
Organization	Contact	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
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
Points West Mechanical	Daniel Reid	780-488-2195	daniel@pointswestmechanical.ca
Polar Electrical Contracting Ltd.	Cory Peters	587-985-6403	info@gopolar.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

# MEMBERS BUSINESS DIRECTORY

## FALL 2025

Property & Technology Services			
Organization	Contact	Phone	Email
Alberta Ecotrust Foundation	Kate Woloshyn	403-209-2245	k.woloshyn@albertaecotrust.com
CondoGenie	Rafal Dyrda	1-800-274-9704 Ext 701	rafal@condogenie.com
Condolyzers	Carissa Notland	587-802-3945	carissa@condolyzers.com
CondoVoter	Alexis Barrett	647-689-7507	info@condovoter.com
Edmonton Eviction Services Inc.	Donald Gray	780-974-8427	don@edmontonevictionservices.com
Epcor	Michelle Poh	780-289-0780	MPoh@epcor.com
GetQuorum	Mark DiPinto	877-353-9450	mark@getquorum.com
GlobalTech Group Ltd.	Jamie Popowich	780-453-3433	j.popowich@globaltechgroup.ca
Hollen Industries Ltd.	Allen Palmer	780-974-2700	hollenindustries@gmail.com
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
Smartfix Asphalt Infrared Repair Ltd.	Sarah McDermott	780-488-9688	sales@smartfixasphalt.ca
Spartan Enhanced Property Management	Brittany Dorado	780-884-7351	brittany@spartanenhanced.com
Summit Lock & Safe	Holly Pickard	780-722-5101	info@summitlockandsafe.ca
TechConnect	Mike Ofstedahl	587-566-4447	mofstedahl@tcorp.ca
Yardi Canada Ltd.	Jasmin Rodas	1-800-866-1124 Ext 7069	Jasmin.Rodas@yardi.com
ZoJacks	Dustin Orr	403-332-0144	dustin@zojacks.com

Real Estate			
Organization	Contact	Phone	Email
Canwest Management & Realty Inc.	Arvind Kapur	780-461-2447	canwestmgmt@gmail.com
Liv Real Estate	Sheldon Johnston	780-486-8655	sheldon@livrealestate.ca
Pinnacle Realty & Management Inc.	Rick Murti	780-758-4434 Ext 108	rmurti@pinnaclegroup.ca
Royal LePage Summitview Realty	Nancy Caul	780-852-5500	jasper@royalpage.ca
Royal LePage, The Realty Group GP Property Mgmt	Angie Peters	780-532-3400	angiepeters@royalpage.ca
XplorTek Property Inspections Ltd.	Sue Faraschuk	587-357-7940	sfaraschuk@xplorTek.ca

Reserve Fund Study Provider			
Organization	Contact	Phone	Email
ABE&RE Canada	Umair Syed	780-938-6765	umair.syed@abenre.com
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
EXP Services Inc.	Lori Lee	780-435-3662	lori.lee@exp.com
Kalham Consulting Ltd.	Shantel Kalakalo	587-743-0555	shantel@kalham.ca
Keller Engineering	Andree Ball	403-471-3492	aball@kellerengineering.com
RJC Engineers	Jamie Murphy	780-452-2325	JMurphy@rjc.ca
Sense Engineering	Gord Rajewski, R.E.T.	780-719-8385	grajewski@senseengineering.com
Stantec	Hafsa Salman	780-917-8131	hafsa.salman@stantec.com
Tree of Knowledge (TOK) Engineering	Martin Bankey	780-434-2376	mbankey.tok@shaw.ca
XplorTek Property Inspections Ltd.	Sue Faraschuk	587-357-7940	sfaraschuk@xplorTek.ca



# MEMBERS BUSINESS DIRECTORY

Utility Management			
Organization	Contact	Phone	Email
Carma Corp. Utility Submetering and Billing Solutions	Louie Papanicolopoulos	587-598-3441	info@carmacorp.com
Provident Energy Management	Jim Rychlo	780-394-0826	jrychlo@pemi.com
Solution 105 Consulting Ltd.	Chris Vilcsak	780-429-4774	timinski@solution105.com

Windows & Doors			
Organization	Contact	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
HomeTECH Windows & Doors	Lena Kruchynina	780-755-0380	info@hometechwindows.ca
Summit Lock & Safe	Holly Pickard	780-722-5101	info@summitlockandsafe.ca

*Disclaimer: The above listed businesses directory was generated as of October 3, 2025.*

# WELCOME TO OUR NEW MEMBERS!

Thank you for joining CCI North Alberta Chapter!

*Disclaimer: The members listed below joined CCI North Alberta prior to October 6, 2025.*

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## CONDO CORPORATIONS:

Hyde Park  
Excelsior Lofts  
Luxury Greens  
Horizon Village Callingwood  
Horizon Place  
Ravine Pointe  
Mosaic Vista On The Park  
Drinnan Estates  
Heritage Mansion East  
Edgewood Estates  
Palisades on the Park

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## INDIVIDUALS:

Denis Serbu  
Michael F. Belliveau  
Rose Gilroy  
Lynda Heyworth

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## BUSINESSES:

TechConnect  
Coast Claims  
ABE&RE Canada  
Alberta Condominium Management Education Consortium  
HomeTECH Windows & Doors  
Hearthstone Management Ltd.  
Merit Home Services / MERIT Winter Services  
Baseline Property Works Inc.  
Hollen Industries Ltd.  
Cherni Group  
Unique Exterior Ninjas Ltd.  
Sense Engineering

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## PROFESSIONALS:

Brittany Dorado - Spartan Enhanced Property Management





## ALBERTA'S LEADING CONDOMINIUM INSURANCE BROKERAGE

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Finding the right insurance can be intimidating and confusing, but BFL CANADA takes the stress out of the process. We provide the market leading Condo Protect insurance package designed specifically to cover the risks faced by condominiums corporations. In addition to protecting your investment, we offer guidance focused around claims prevention, coverage education and bylaw review to property managers and condominium boards.

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#### Condo PROTECT

- Eleven specifically designed coverages that exceed the Condominium Property Act requirements
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- Access to more insurers than any other broker
- Dedicated condominium pro-active claims support unit
- Condominium team of 80 people in Western Canada

#### CONTACT US:

BFL CANADA Insurance Services Inc.  
1-888-451-4132 | [albertarealestate@bflcanada.ca](mailto:albertarealestate@bflcanada.ca)

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