

October 2011

# Glenidle-by-the-Sea

Phone 642-4663

Strata VIS2633, 25 – 1986 Glenidle Road, Sooke, BC V9Z 0B1

**WELCOME:** The Owners of Strata VIS2633 welcome you to our complex. The following information will introduce you to some of the bylaws, rules, policies and features of Glenidle-by-the-Sea.

**ADMINISTRATION:** The Strata elects a council of 3 – 5 owners at the annual general meeting (AGM) held each year on the 4<sup>TH</sup> Saturday in October at 10:00 AM. The council meets on the 3<sup>rd</sup> Thursday of each month (except July and December) at 7:00 PM. Contact the strata manager if you wish to attend a council meeting. The complex is managed by Karen Sawatzky, 2097 Townsend Road, phone 642-4663.

**THE RESIDENTS:** Glenidle-by-the-Sea is an adult-oriented apartment-style condominium made up of 42 strata lots (apartments) and 2 houses owned by the strata. 70% of the units are rented, the average age is 57 and most units are single occupancy.

**BYLAWS:** The current version was adopted October 27, 2007.

**RULES:** The current version was ratified at the AGM on Oct 27, 2007.

**RESIDENT OWNERS:** An **Occupant Registration** form must be submitted to the strata corporation within 2 weeks of becoming the owner.

**RENTALS:** A **Form K** AND an **Occupant Registration** form must be submitted to the strata corporation within 2 weeks of renting a strata lot. When selecting a tenant please consider the lifestyle of the current residents and that the buildings are not sound-proof.

**FORMS, BYLAWS & RULES** are available on the internet at [www.islandnet.com/~quimper/Glenidle](http://www.islandnet.com/~quimper/Glenidle)

**STRATA FEES:** monthly strata fees are due on the 1<sup>st</sup> of each month;

invoices are not issued. Post-dated cheques or Pre-authorized Debit (PAD) are the preferred methods of payment. Cheques are to be payable to Strata VIS2633 and mailed to the strata at 25 – 1986 Glenidle Road, Sooke, BC V9Z 0B1. Contact the strata manager for PAD forms.

**BBQ'ing** is not permitted.

**NOISE:** The buildings are not sound-proof. Walk softly through the stairwells and, if you are coming in late at night, please refrain from conversation in the parking lot and stairwells.

**PETS:** Residents may keep one of the following:

- 1 dog or 1 cat, maximum 25 lbs
- 2 lovebirds, parakeets or canaries
- aquarium, maximum 20 gallons

No other animals are allowed. The pet must be on a leash (with a person at the other end of the leash) or in a cage when out of the unit. Droppings must be cleaned up. Pets are not allowed in any of the common area buildings. Refer to the bylaws and the rules for more specific information.

**FEEDING BIRDS & ANIMALS:** Rule 11(8) forbids feeding birds or animals, including pets, on the common property with the exception that humming bird feeders are permitted. No matter how cute the squirrels are, rats are offensive. Do not be tempted to disobey.

**BILLIARDS ROOM:** Residents are encouraged to organize social events for the complex. The building may be reserved for family gatherings.

**RECYCLING:** There are recycle bins (blue) on either side of the complex for:

- **newspaper:** including flyers. NO plastic bags.
- **mixed paper:** all magazines, junk mail, envelopes, office paper, cereal boxes, paper bags, telephone books, and paper egg cartons. Remove all non-paper attachments like cereal box liners. NO foil, NO corrugated cardboard, NO kleenex, NO paper towels, NO plastic bags.
- **glass:** all clean glass food & beverage bottles & jars, labels may be left on. NO window glass, NO glasses or cups, NO light bulbs, NO ceramics or china, NO plastic bags.
- **cans:** all clean metal food and beverage cans, labels must be removed. NO plastic bags.
- **Plastics 1 - 7:** (look for the number inside the recycle sign.) NO plastic bags.

There is a large green metal recycle dumpster on the 1976 side for **corrugated cardboard**, boxes must be flattened. Corrugated cardboard now includes pizza boxes but all inserts and food particles must be removed.

**GARBAGE:** There are garbage bins (green) on either side of the complex for household garbage that can be stuffed into a grocery bag that is light enough for one person to carry with one hand.

The garbage truck is not equipped to transport such things as mirrors, dressers, mattresses, microwaves, fans, computers, TV's, toilets, hot water tanks, carpet, drywall, ceramic tile, car batteries, tires ...etc. Nor does the strata have a means of making these items magically disappear. You must transport these items yourself. Sooke Disposal is located behind the High School.

**PARKING:** Each unit is assigned one parking stall. Extra stalls are available for \$10 / month. Visitor

parking is available at the entrance of each driveway. Parking in the fire lane is limited to 10-minute intervals between the hours of 8:00 AM and 10:00 PM; sound systems, lights and engines must be turned off. To assure that all residents have undisturbed sleep, if you are being picked up or dropped off between 10:00 PM and 8:00 AM, have your driver park in the visitor parking.

**LAUNDRY ROOMS:** Hours of operation are 9:00 AM to 9:00 PM to ensure tenants in each of the 2 attached houses enjoy some quiet time. Washer loads are 30 minutes and dryer loads are 60 minutes ... a looney for each load. Laundry equipment is not permitted within a strata lot.

**LOCKERS:** We are in the process of assigning one locker to each strata lot. Any locker that is occupied without authorization is subject to goods being removed without notice, either by the strata or by the owner of the strata lot that has been assigned the locker. There will not be any extra lockers available to rent when the process has been completed.

**RENOVATIONS:** Some renovations may be alterations for which you must receive written permission from the strata before proceeding. Please review Bylaw 5 and ID#239 in the minutes of council (commencing April 27, 2006) or phone the strata manager to ensure that what you are about to do complies with the bylaws.

**FIRE ALARMS:** Alarms are tested on the first Friday of each month between the hours of 10:00 AM and 11:00 AM. If the first Friday is a holiday, then they will be tested on the second Friday. You are not required to evacuate at this time.

Smoke detectors in the strata lots and all fire equipment are tested once a year in October. Notice is posted about one week before the testing takes place. You are not required to evacuate during the numerous times that you will hear the alarm bells ringing on this day.

**DO NOT VENT SMOKE** from your unit **INTO THE STAIRWELL**. It will trigger the smoke detector in the stairwell.

**BALCONIES:** These are common property and are the emergency access to the fire stairs at either end of each building. This route must remain passable at all times. Articles are limited to patio furniture, plants and tasteful decorations.

## Septic & Drainage

### (Abridged Version)

Copper, brass and cast iron pipes carry waste water and sewage to a septic **tank** where bacterial action begins. Solids sink to the bottom (**sludge**) and lighter materials float to the surface (**crust**). As more sewage enters the tank, an equal volume of liquid (**effluent**) flows to a pump chamber where a float triggers a **pump** to force some of the effluent out to a **distribution box**. From here the effluent is directed to the **field** where bacterial action continues until the effluent is rendered harmless and inert.

### PROBLEMS IN THE PIPES:

Grease, hair and phosphates bind together to form a gooey ball that hangs up in the pipe joints. As the ball grows, drainage is slowed and is eventually halted. Products such as LIQUID PLUMBER and DRAIN-O-CORRODE corrode the copper and brass pipes and are deadly to the beneficial bacteria in our septic tank and field.

### PROBLEMS IN THE TANK:

Large volumes of water may cause bits of the crust to break off and stir up the sludge. Oil and grease will cause the crust to build too deep while tampons, disposable diapers, and other slow degrading materials will cause the sludge to build too deep. Bleach and most prescription drugs kill bacteria needed to transform the sludge into liquid, resulting in excessive build-up of the sludge layer. Sludge or crust that is forced out of the tank will cause problems as it progresses through the remainder of the septic system.

### PROBLEMS WITH THE PUMP:

Only liquids should reach the pump chamber. Such things as cigarette butts, plastics and condoms will often reach the pump chamber where they lodge in the impeller and cause the motor to burn out from over exertion.

**PROBLEMS IN THE FIELD:** Only liquids should reach the field. Such

things as bits of crust, cigarette butts, coffee grounds and grease will plug up the perforated pipes, rendering the field useless.

### THE COST TO FIX PROBLEMS:

Accesses to clean out the pipes were not installed when the buildings were constructed.

Each necessary repair generally involves cutting through walls, ceilings, pavement or landscaping and adds even more cost to the repairs.

**PREVENTIVE MEASURES:** If we seem rather paranoid about our septic system, you are absolutely correct. We would much rather spend money beautifying the landscape and buildings **above** the ground than **below** the ground. Following a few simple rules will minimize such costly repairs:

- if you did not eat it then do not flush it
- flush only when necessary
- only water and biodegradable cleaning products should be emptied into sink and bathtub drains

**NO** diapers

**NO** tampons

**NO** condoms

**NO** cigarette butts

**NO** unused food products

**NO** kleenex

**NO** paper towels

**NO** hair

**NO** nail clippings

**NO** coffee grounds

**NO** oil or grease

**NO** bleach

**NO** phosphate soaps

**NO** chlorinated products

**NO** unnecessary water

**NO** drain cleaners

**NO** medications

**NO** kitty litter

**NO** animal waste

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