



MONTHLY COUNCIL MEETING MINUTES

Thursday, May 1, 2025

LOCATION/TIME - 1:00PM LIBRARY

Council: Bob Hyde, Ron Plankeel, Paul Kavanagh, Paul Dhaliwal, Cathy Maxwell, Marilyn Hunter
Strata Mgt: Jesse Train

Regrets:

STRATA COUNCIL - 2025/2026

EXECUTIVES

Bob Hyde - T102
Paul Kavanagh - T164
Cathy Maxwell - T166
Paul Dhaliwal - T172
Marilyn Hunter - T168
Ron Plankeel - T272

Non-Council Assignments:

Zenon Jalbert - T202
Marilyn Thomas - T168
Marie Steen - T177
Doug McLeod - M302
Norm Reid - T302
Mike Maxwell - T166
Ashley Orton - T243

COMMITTEE ASSIGNMENTS

President, Treasurer, Bring Forward, Capital Works
Vice President, Security & Privacy, Treasurer, Capital Works
Condos, Secretary, Minutes
Condos, Pest Control Committee, RV Lot, Clubhouse
Social Committee Liaison, Clubhouse, Ponds & Fountains
Townhouses, Landscaping, Irrigation, Capital Works

Website, Security & Privacy
RV Lot
Pest Control
Emergency Preparedness
Irrigation
Capital Works
Security & Privacy, Website

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays
Marie Orton -Weekends On Call, Office Monday, Thursday-Saturday 11:00 am to 1:00 pm
Emergency only : (604) 834-4578 Email: chelseagardens1416@outlook.com
NON-EMERGENCY CALLS - 604-501-0479

STRATA MANAGER: CROSSROADS

Strata Manager: Jesse Train jesse@crpm.ca

#215 - 7455 132ND STREET SURREY, B.C. V3W 1J8
Phone: (778) 578-4445 Fax: (778) 578-4447

EMERGENCY CONTACT 24 HOUR SERVICE (778) 578-4445

Calling after hours for an emergency you will be asked to press "1".
This takes you to our afterhours 24/7 Call center who will then contact the Strata Managers (or their back-up) at home or cell phone.

Owners are advised that they should retain their electronic or printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years of minutes and, if you do not have them, there is a charge of .25 per page from CrossRoads for this service. Retaining the minutes will help you and/or the buyer avoid this charge. PDF copies can also be obtained from the Chelsea website: www.chelseatoday.org

****MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED****

1) CALL TO ORDER – 1:04 PM

ELECT COUNCIL POSITIONS:

President – Bob Hyde

Vice President – Paul Kavanagh

Treasurer – Bob Hyde and Paul Kavanagh

Secretary – Cathy Maxwell

Security and Privacy – Paul Kavanagh, Ashley Orton, Zenon Jalbert

Website/Email List – Ashley Orton and Zenon Jalbert

Townhouses – Rob Plankeel

Condos – Cathy Maxwell and Paul Dhaliwal

Social Committee – Marilyn Hunter

Minutes – Cathy Maxwell

Emergency Response – Doug McLeod

Landscaping – Ron Plankeel

Ponds & Fountains – Marilyn Hunter

Irrigation – Ron Plankeel, Norm Reid

Clubhouse – Marilyn Hunter, Paul Dhaliwal

Bring Forwards – Bob Hyde

Privacy Officers – Paul Kavanagh, Ashley Orton, Zenon Jalbert, Don Kendall, Marie Orton

RV Lot – Paul Dhaliwal, Marilyn Thomas

Capital Works Committee – Paul Kavanagh, Bob Hyde, Ron Plankeel, Mike Maxwell

Pest Control – Paul Dhaliwal, Marie Steen

2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from March 25, 2025, Council Meeting.

3) CARETAKER REPORT – Don

The pool deck is being prepared for painting. Concrete patching and crack filling will be finished May 1. The painting will start week of May 5th. Should be completed by May 10.

The rock fountain at the pool has been drained and cleaned. Painting the fountain will be done week of May 5th also. Leak in the Kensington underground has been inspected by Westech. Daniel will be here to do the repairs shortly. The new pump has been installed in the Lionshead fountain and is working fine.

4) FINANCIAL REPORT – Bob Hyde and Paul Kavanagh –

- No Report at this time.

5) BUSINESS ARISING FROM PREVIOUS MINUTES

- Electrical Planning Report (EPR) and EV Ready Plan** – We are waiting for the final version of the Electrical Planning Report.
- Auto Air Vents** – The condos have been completed. The townhomes will be scheduled next. Once dates for the work are confirmed notices will be posted.
- Residents Manual Update** – It is proposed to form a committee to review the resident manual. If interested, please reach out to jesse@crpm.ca.
- Depreciation Report** – JRS Engineering is in the process of updating the Depreciation Report.
- Condo Drain Cleaning** – The horizontal and vertical drain stack cleaning will be scheduled shortly and following that the parkade cleaning will be completed.
- Tru-Level Concrete Quote** – The work to repair for the front entrances of certain townhouses is being scheduled with Tru-Level.

- g) **Resident Caretaker Position** – The scope of work is being finalized and the compensation is being discussed for the position. Once finalized the information will be sent to Owners to give the fair opportunity for everyone to review and see who may be interested in the position. Council will then interview candidates and determine who would fit the position to best accommodate the Strata Corporation.
- h) **RV Lot Catch Basin Decommissioning** – Crush has completed this work.
- i) **Condo Parking Garage Leaks** – The work has been completed by Huinink Ventures.
- j) **Condo Roof Maintenance** – Roofix is in progress with the condo roof maintenance and emergency repairs to the Mayfair. Council will further investigate the timing of the condo roof replacements.
- k) **Townhouse Roofs** – The Townhouse roofs are anticipated to be completed by end of May.
- l) **Trash or Treasure Day** – Items may be placed out on June 20th and those not claimed will be picked up by garbage/recycling on the 21st. Due to some people abusing Trash and Treasure Day last year, a restriction is being placed on the volume of items which may be put out. Residents may not put out items in excess of those which will fit in a space of 4 feet wide x 8 feet long x 4 feet tall.

From Clutter Guys:

Chelsea Gardens
Date: June 21, 2025 (Saturday)
Start Time: 8:30 AM

Mark your calendars, as Clutter Guys will soon be onsite to help you de-clutter your home! Starting at 8:30 AM our team will arrive to start removing all items placed curbside for proper recycling or disposal, below is a list of acceptable & not acceptable items to help you along the way.

Materials Accepted:

- ✓ Appliances (Fridge, Stove, AC Unit, Freezer, Dishwasher etc)
- ✓ Furniture (Couch, Chair, Love Seat, Table etc)
- ✓ Electronics (T.V, Computer, DVD Player, Vacuum, Gaming Systems etc.)
- ✓ Household Paint (Must have original label & Be Sealed, No Industrial Paints Allowed)
- ✓ Wood (Must not exceed 6 Feet in Length)
- ✓ Scrap Metal (BBQ, Racking, Exercise Equipment etc.)
- ✓ Propane Tanks (Must be Empty)
- ✓ Mattresses (\$30.00 Per Piece Recycling Fee Includes Futons, Foamies & Box Springs)
- ✓ Car Batteries (New Item**)
- ✓ Household (Broken toys, Plastic, Cardboard, bagged garbage/recycling etc.)

Materials NOT Accepted

- × NO Wastes that are radioactive, hazardous, Pathogenic, toxic, flammable, caustic, corrosive, explosive, or which in any way could be dangerous to the persons receiving and/or handling them.
- × NO Medications or Pharmaceuticals
- × NO Drywall, Acoustic Ceiling Tiles or any other renovation materials.
- × NO Organic/Yard Waste includes Food Waste, Grass Clippings, concrete, soil, bricks etc.
- × NO items weighing over 125lbs, unless broken down to manageable pieces.
- × NO Glues, Adhesives or Drywall mud unless 100% Dried Out.
- × NO Liquids or Oils (Including Motor Oil & Cooking Oil)
- × NO (On Rim) Vehicle Tires

******PLEASE NOTE:** Mattress Recycling Fee of \$30.00 is the responsibility of each homeowner****
Please call 604-830-2309 to be added to the list of pick-ups should you have any mattresses, box springs or futons to recycle.

PLEASE ENSURE ALL HOUSEHOLD PAINTS ARE SEPARATED FROM ALL OTHER MATERIALS SET OUT (DO NOT BAG). Any spillage from poorly placed or damaged paint cans will be the responsibility of the Resident.

- m) **Garage Sale Day** – June 14th will be the scheduled day for a garage sale from 8:00AM – 4:00PM. Garage doors should be closed during this time to avoid pest control issues.
- n) **Windsor Front Garden Update** – The garden work outside the windows has been completed by the landscapers.

- o) **Access Control System** – Quotes are being obtained for a new access control system. This replacement is recommended to be done in the next couple of years.
- p) **Drainage for Landscaping** – Crush will be requested to schedule the investigation and clearing of any blocked drainage for half of the complex this coming summer.
- q) **Townhouse Balcony Approved Surfaces for Owners to Install** – Floating coverings that are not of a permanent nature are not considered an alteration and therefore, do not require Council permission, provided the structural integrity stays intact. If there are questions, it would be best to ask Council. However, if a permanent alteration to the balcony is requested, this will need to be reviewed by the Council to determine whether it is an appropriate alteration.
- r) **Morinventive Contracting** – There were rumors provided to Jeff Morvin that the Council is trying to take work away from him. This is not accurate, it is unfortunate that the capital projects may have eaten into Jeff's work. Council will make all reasonable efforts to ensure opportunities are identified for Jeff.

6) CORRESPONDENCE

Correspondence was either answered by a Council member, Caretaker or Crossroads verbally, or by letter sent through mail or email. If they were not answered in this way the response is indicated in the minutes below.

An alteration to the front landscaping was requested. Council reviewed and approved the work, an alteration letter will be sent.

A request was received to clean bathroom fans, it is noted that this it is owners responsibility to have this done.

A request was received to replace a garden border that has rotted. This will be addressed.

Another landscaping alteration was requested to be done in a common area garden bed. Council has reviewed and approved the alteration.

A complaint was received about National Air who were contracted to clean the dryer vents; this was forwarded to the owner of National Air to investigate.

A complaint was received about a unit harassing another unit. A letter will be sent.

A complaint was received regarding decorative items that were placed in the Kensington lobby. Council will visit the Kensington to determine an appropriate course of action.

A letter was submitted by an owner commenting on how good the results of the arborist work appears. Council appreciates the positive letter.

A request was submitted for a patio extension, and privacy fence removal. Council will approve, at the owners' costs, as long as the extension falls within the bylaws.

A townhouse unit has requested to remove a stump in the back of their yard. Council approves this at the owners cost.

A request was received to have the glass company review a leaking window.

A request was received to remove and replace a plant. Council has approved this request.

Council received a complaint about dogs being walked behind the townhouses causing an issue with another resident. However, Council requires more specific evidence to confirm who is causing the issue before taking any further action.

A request was made to install an EV charger in a townhouse unit. This was is approved provided the owners demonstrate compliance with our bylaws.

A request was submitted to include a 4ft. by 6ft. privacy enclosure at the end of a patio. It was approved to allow this, at the owner's expense.

A smoking complaint was received. A letter will be sent to the source unit.

A complaint was received about a unit leaving their waste bins out. A letter will be sent.

7) COMMITTEE REPORTS

These reports are not necessarily submitted by the specific committee lead.

CONDOMINIUMS – No Report

TOWNHOUSES – No Report

CLUBHOUSE/POOL – Paul D

- The Pool Deck is being resurfaced and painted.

LANDSCAPING – Ron

- The clover lawns are starting to counter the grubs.
- Composted Bark Mulch will be delivered on May 13th for Owners to utilize. It will be dumped in 3 different spots around the complex.

SAFETY AND SECURITY – No Report

IRRIGATION – Norm Reid

- Start up for the irrigation will commence the first week of May.

SOCIAL COMMITTEE – Linda Hart

- Plans are underway for Chelsea Garden's Annual Volunteer Appreciation Celebration on April 13 with over 90 residents signing up to attend. This event recognizes the valuable contributions our residents make to our special community.
- Introducing the 2025-26 Chelsea Social Committee:
Co-Chairs: Terry Hyde and Barb Parker
Treasurer: Barbara Gregg,
Secretary: Linda Hart
Volunteer Coordinators: Jan Bergman
Members at Large: Coreen Farquhar, Elaine Galley, Susie Glowsky Georgina Ooms, Karen Hall, Sigrid Reid, Vesna Stefanovic and Shirley Taylor

Feel free to reach out to any of the committee members with your questions or suggestions.

ADMINISTRATION – No Report

PONDS AND FOUNTAINS – Ron – No Report

RV LOT – Marilyn Thomas

- All requests for stalls, move in and move outs, replacement of vehicles, questions or concerns about the RV lot should be directed to Marilyn Thomas - 604-817-1310.

ROOFING COMMITTEE – Paul K

The Townhouse Roof Replacement Project recently reached an important milestone with the completion of the sloped roofs. Some shingle work is still required on the lower roofs where flashings have to be installed. The roofing contractor will be bringing in more sheet metal workers over the next few weeks to help speed up the process. The gutter contractor will be in and out as the buildings become ready. Project completion is expected by the end of May and as demobilization takes place most of the parking spaces will be vacated.

The following is the update from the progress meeting held on April 24th, 2025.

- The main slope roofs are complete. The crews are filling in the shingles where the metal flashings on the lower roofs have been completed, as well as installing the siding.
- Eleven chimney caps will be delivered and installed tomorrow. The remainder of the chimney caps will be delivered next week.
- The crew is also working on replacing the corner boards on the chimneys.
- Next week more sheet metal workers are expected on site to finish off the project.
- Mack Kirk will be leaving one roofer behind to fill in the missing shingles and are hoping to be completed by the end of May.
- The gutter contractor will come and go throughout the remainder of the project as needed.

A number of residents have reported what appeared to be an omission from the scope of work. This refers to the small metal roofs (measuring about 3 feet by 9 feet) on the front facades of a limited number of the townhouses. These roofs are part of the original scope and will be addressed before the end of the project.

Some residents have been observed dumping household garbage into the contractor's blue disposal bins. These bins are intended only for construction waste and recyclable aluminum. Mixing in household waste could result in chargebacks to Chelsea Gardens.

Residents are reminded to read the notices issued by Mack Kirk so that they know when the crew will begin work on their townhouse roofs. It is also advisable to reread the start-up notice as this document explains the contractor's and residents' responsibilities. Council is asking residents to be patient and respectful when interacting with the contractor's personnel. Residents will be asked to move vehicles that are interfering with the efficient workflow.

Mack Kirk submitted their ninth progress billing on March 28th, 2025. From a billing perspective the first phase of the project is 100% complete while phase 2 is 73% complete. The total value of work completed to date is \$3,515,532 (including GST). The amount reported last month was overstated due to an addition error. The proper amounts have been paid by Crossroads. The customary 10% holdback has been retained from this amount pending final inspection.

The total extras billed to date on Phase 2 amount to \$75,045.00 bringing the total change orders to \$160,619.00. The project contingency was approved at \$541,432. Owners approved transferring any unused contingency at the conclusion of the project to the Contingency Reserve Fund.

Phoenix has produced 117 inspection reports to date and maintains a carry forward list of any outstanding issues. To date project management and inspection services have cost \$154,194 out of a total budget of \$260,000. The project manager is progressing with final inspections on the completed blocks.

ROOF COMPLAINT Information

Phoenix Roof Consultants and Mack Kirk would prefer all questions/concerns to come via email so we have a record of issues – ted@phoenixroofconsultants.ca and admin@phoenixroofconsultants.ca.

Ted, Phoenix Roofing Consultants can be reached at 604-317-3786. Preference is by email as there is a record of the complaint/issue.

If there is an emergency roof issue such as a leak – follow the below steps as per our project start up notice:

Leaks

While we do not expect any leaks to occur while the roofing is underway, in the case that your unit experiences a roof leak, the following steps should be taken:

1. Speak with the roofing foreman on site if this occurs during normal working hours. Contact Jason at Mack Kirk Roofing at 604-833-4998.
2. After normal working hours please call (778) 389-6458. State the project name "Chelsea Gardens" when calling.
3. Contact Phoenix Roof Consultants at 604-317-3786.

INVESTMENT COMMITTEE – Paul K – No Report

EMERGENCY PREPAREDNESS – Doug McLeod

PEST COMMITTEE – Paul D

- Marie Steen is the point person for pest control inquiries. Marie Steen can be reached at (mariefostvelt@gmail.com). Inquiries for pest control can go to jesse@crpm.ca and Don. These will be forwarded to Marie for scheduling with Orkin.
- Marie has requested to have more units that 2 per visit to be added to the contract this will be discussed with Orkin.
- A request has been made to have Strata install new door sweeps to eliminate a potential access point for rodents. The Council will review at the next meeting.
- The Skunk den appears to have been abandoned, Don will plug up the area so that it is not to be utilized if the skunks return.

To help control mice issues it is recommended by Orkin to:

1. Keep all garbage in containers with tight-fitting lids
2. Remove any food outside:
 Don't feed stray or wild animals
3. Clean up any leftover food after your pet is done eating
4. Clean up pet waste
5. Keep food prep and storage areas clean:
 Store dry goods and dry pet food in hard-walled containers with tight-fitting lids
 Avoid leaving produce out. Keep it in the refrigerator
6. Eliminate water sources:
 Fix leaky taps, sweating pipes and open drains

8) NEW BUSINESS

- a) Painting** – Quotes for the painting project, that was approved at the recent AGM, have been received from NOVA, Remdal, and ProStar. The contract will be awarded after the quotes have been reviewed.
- b) Outbuilding Repairs** – It was **MOVED, SECONDED and CARRIED** to approve the bid from Flynn Canada Ltd. to do all repairs and roof replacement to the outbuildings. Flynn submitted the lowest cost – among the contractors recommended by Phoenix Roofing Consultants.
- c) Roofing 2nd Payments** – It is reminded to Owners that on June 1, 2025 the 2nd part of the roof levy will be deducted from your accounts if you provided the approval through the levy form from back in 2024. If you did not provide this form, this is your reminder to provide the 2nd payment by cheque or by email authorization. Attached to these minutes is the special levy fee schedule.
- d) Hazardous Tree Removals and phase 2 of priority work** – The arborist is scheduled to review the complex again prior to commencing the second phase of the remedial work.
- e) Fence repair list** – The repair list for fencing will be passed onto Jeff Morvin.
- f) Fence Behind Windsor** - This has been tabled to review at the next meeting.
- g) Fence Behind Bottom Row Townhouses** – Quotes will be obtained to apply new stain on the fence in this area.

- h) Flooring change no Alteration Letter** – A unit carried out flooring changes without approval from the Strata and there is concern about the potential that incorrect subflooring/underlay was installed. Council will investigate.
- i) Irrigation backflow warranty issues** – Crush has scheduled with Ron to deal with these issues.
- j) Leaking Windows** – It was **MOVED, SECONDED and CARRIED** to approve the quotes to replace two failed windows at a townhouse unit.
- k) Speed Signs** – Council will investigate the installation of more traffic signs.
- l) Brick Pavers** – Council will investigate what is required to effect repairs to the brick roadway paving stones.

ADJOURNMENT

The meeting was adjourned at 5:02PM
The next Council meeting June 3rd, 2025 at 1:00PM

CHelsea GARDENS EMERGENCY PREPAREDNESS



May 2025

Chelsea Gardens Emergency Preparedness Teams Overview

<p>Leadership Team</p> <ul style="list-style-type: none"> • Develop and plan the overall program, training and exercises. • Develop processes to effectively manage an emergency response. • Take the leadership role in managing responses to emergency events. 	<p>Personal Preparedness Team</p> <ul style="list-style-type: none"> • Assist residents to have a plan and be prepared with sufficient supplies to survive an emergency without external assistance for a minimum of 3 days. • Update residents on emergency issues. 	<p>First Aid Team</p> <ul style="list-style-type: none"> • Provide on-going first aid training to team members. • Provide first aid assistance as necessary during significant emergency events.
<p>Utilities and Fire Suppression Team</p> <ul style="list-style-type: none"> • Identify and understand the layout and operations of gas, electrical and water supply systems within Chelsea Gardens. • Respond to utility problems and minor fire outbreaks as necessary. 	<p>Damage Assessment / Search & Rescue Team</p> <ul style="list-style-type: none"> • Assess actual and potential damage and safety implications after an incident. • Respond to search & rescue needs within Chelsea Gardens as necessary (within their ability). 	<p>Care & Shelter Team</p> <ul style="list-style-type: none"> • Provide support to residents during an emergency event including temporary shelter and warmth, water, snacks and companionship. • Set up internal & external care giving location stations after an incident.
<p>Communications & Transportation Team</p> <ul style="list-style-type: none"> • Establish protocols for communications among response teams in the field. • Operate the Amateur Radio. • Coordinate for transport of injured to medical facilities. 	<p>Pet Care Team</p> <ul style="list-style-type: none"> • Maintain a database of pet / resident information. • Set up internal & external pet care-giving stations during a significant emergency event. 	<p>Security Team</p> <ul style="list-style-type: none"> • Organize and conduct security patrols. • Organize and manage crowd and traffic control. • Assist with sentries in condominium buildings as required.
<p>Condominium and Townhouse Zone Teams</p> <ul style="list-style-type: none"> • Maintain the listing of unit numbers, resident names, vulnerabilities, contact numbers, etc. • Ensure residents are aware of evacuation procedures, meeting places, use of decals and placards. • Conduct regular evacuation training exercises for Condominium buildings. 		

DID YOU KNOW? The Emergency Preparedness Team has wheelchairs, walkers and crutches that have been donated and can be loaned to residents as required.

Our community is always changing: residents move out and others move in, some decline in capability with time, and others have changes in personal priorities. Thus, volunteers leave the program. We will always need more volunteers to ensure our emergency response is effective. If you are interested in contributing to your community in a very positive way, contact the Emergency Program Leader, Doug McLeod, at kdmcleod@telus.net, or 778.591.3999.

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2024 - FEBRUARY 28, 2025
KENSINGTON - 13860 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONDO UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
101-2	165	0.010390111	701	\$207.75	\$57.56	\$87.36	46.84	\$399.51
102-2	164	0.021773285	1469	\$435.36	\$120.62	\$183.07	46.84	\$785.90
103-2	163	0.010345645	698	\$206.86	\$57.31	\$86.99	46.84	\$398.00
104-2	162	0.017889963	1207	\$357.72	\$99.11	\$150.42	46.84	\$654.08
105-2	177	0.017889963	1207	\$357.72	\$99.11	\$150.42	46.84	\$654.08
106-2	176	0.010345645	698	\$206.86	\$57.31	\$86.99	46.84	\$398.00
107-2	175	0.016585641	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
108-2	174	0.021521314	1452	\$430.33	\$119.22	\$180.95	46.84	\$777.34
109-2	173	0.020231814	1365	\$404.54	\$112.08	\$170.11	46.84	\$733.57
110-2	172	0.016585641	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
111-2	171	0.011531393	778	\$230.57	\$63.88	\$96.96	46.84	\$438.25
112-2	170	0.017889963	1207	\$357.72	\$99.11	\$150.42	46.84	\$654.08
113-2	169	0.016526353	1115	\$330.45	\$91.55	\$138.96	46.84	\$607.80
114-2	168	0.011531393	778	\$230.57	\$63.88	\$96.96	46.84	\$438.25
115-2	167	0.020380032	1375	\$407.51	\$112.90	\$171.36	46.84	\$738.60
116-2	166	0.011323887	764	\$226.42	\$62.73	\$95.21	46.84	\$431.21
201-2	181	0.010390111	701	\$207.75	\$57.56	\$87.36	46.84	\$399.51
202-2	180	0.021773285	1469	\$435.36	\$120.62	\$183.07	46.84	\$785.90
203-2	179	0.010345645	698	\$206.86	\$57.31	\$86.99	46.84	\$398.00
204-2	178	0.017889963	1207	\$357.72	\$99.11	\$150.42	46.84	\$654.08
205-2	193	0.017889963	1207	\$357.72	\$99.11	\$150.42	46.84	\$654.08
206-2	192	0.010345645	698	\$206.86	\$57.31	\$86.99	46.84	\$398.00
207-2	191	0.016585641	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
208-2	190	0.021521314	1452	\$430.33	\$119.22	\$180.95	46.84	\$777.34
209-2	189	0.020231814	1365	\$404.54	\$112.08	\$170.11	46.84	\$733.57
210-2	188	0.016585641	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
211-2	187	0.011531393	778	\$230.57	\$63.88	\$96.96	46.84	\$438.25
212-2	186	0.017889963	1207	\$357.72	\$99.11	\$150.42	46.84	\$654.08
213-2	185	0.016526353	1115	\$330.45	\$91.55	\$138.96	46.84	\$607.80
214-2	184	0.011531393	778	\$230.57	\$63.88	\$96.96	46.84	\$438.25
215-2	183	0.020380032	1375	\$407.51	\$112.90	\$171.36	46.84	\$738.60
216-2	182	0.011323887	764	\$226.42	\$62.73	\$95.21	46.84	\$431.21
301-2	197	0.010390111	701	\$207.75	\$57.56	\$87.36	46.84	\$399.51
302-2	196	0.021773285	1469	\$435.36	\$120.62	\$183.07	46.84	\$785.90
303-2	195	0.010345645	698	\$206.86	\$57.31	\$86.99	46.84	\$398.00
304-2	194	0.016555997	1117	\$331.04	\$91.72	\$139.21	46.84	\$608.80
305-2	209	0.016555997	1117	\$331.04	\$91.72	\$139.21	46.84	\$608.80
306-2	208	0.010345645	698	\$206.86	\$57.31	\$86.99	46.84	\$398.00
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311-2	203	0.011531393	778	\$230.57	\$63.88	\$96.96	46.84	\$438.25
312-2	202	0.016526353	1115	\$330.45	\$91.55	\$138.96	46.84	\$607.80
313-2	201	0.016526353	1115	\$330.45	\$91.55	\$138.96	46.84	\$607.80
314-2	200	0.011531393	778	\$230.57	\$63.88	\$96.96	46.84	\$438.25
315-2	199	0.020380032	1375	\$407.51	\$112.90	\$171.36	46.84	\$738.60
316-2	198	0.011323887	764	\$226.42	\$62.73	\$95.21	46.84	\$431.21
401-2	213	0.010390111	701	\$207.75	\$57.56	\$87.36	46.84	\$399.51
402-2	212	0.021773285	1469	\$435.36	\$120.62	\$183.07	46.84	\$785.90
403-2	211	0.010345645	698	\$206.86	\$57.31	\$86.99	46.84	\$398.00
404-2	210	0.016526353	1115	\$330.45	\$91.55	\$138.96	46.84	\$607.80
405-2	225	0.01368056	923	\$273.55	\$75.79	\$115.03	46.84	\$511.20
406-2	224	0.010345645	698	\$206.86	\$57.31	\$86.99	46.84	\$398.00
407-2	223	0.016585641	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
408-2	222	0.021521314	1452	\$430.33	\$119.22	\$180.95	46.84	\$777.34
409-2	221	0.020231814	1365	\$404.54	\$112.08	\$170.11	46.84	\$733.57
410-2	220	0.016585641	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
411-2	219	0.011531393	778	\$230.57	\$63.88	\$96.96	46.84	\$438.25

CHELSEA GARDENS
 STRATA FEE SCHEDULE
 MARCH 1, 2024 - FEBRUARY 28, 2025
 KENSINGTON - 13860 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONDO UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
412-2	218	0.016526353	1115	\$330.45	\$91.55	\$138.96	46.84	\$607.80
413-2	217	0.016526353	1115	\$330.45	\$91.55	\$138.96	46.84	\$607.80
414-2	216	0.011531393	778	\$230.57	\$63.88	\$96.96	46.84	\$438.25
415-2	215	0.020380032	1375	\$407.51	\$112.90	\$171.36	46.84	\$738.60
416-2	214	0.011323887	764	\$226.42	\$62.73	\$95.21	46.84	\$431.21
			67468					\$443,291.97
				\$239,944.04	\$66,476.77	\$100,898.04	\$35,973.12	\$443,291.97

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2024 - FEBRUARY 28, 2025
MAYFAIR - 13870 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONDO UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
101-1	73	0.025350131	829	\$245.69	\$68.07	\$103.31	46.84	\$463.91
102-1	72	0.034187511	1118	\$331.34	\$91.80	\$139.33	46.84	\$609.31
103-1	71	0.034187511	1118	\$331.34	\$91.80	\$139.33	46.84	\$609.31
104-1	70	0.032352761	1058	\$313.56	\$86.87	\$131.85	46.84	\$579.12
105-1	69	0.03424867	1120	\$331.93	\$91.96	\$139.58	46.84	\$610.31
106-1	68	0.034156932	1117	\$331.04	\$91.72	\$139.21	46.84	\$608.80
107-1	75	0.034156932	1117	\$331.04	\$91.72	\$139.21	46.84	\$608.80
108-1	74	0.021313681	697	\$206.57	\$57.23	\$86.86	46.84	\$397.50
201-1	81	0.025350131	829	\$245.69	\$68.07	\$103.31	46.84	\$463.91
202-1	80	0.034187511	1118	\$331.34	\$91.80	\$139.33	46.84	\$609.31
203-1	79	0.034187511	1118	\$331.34	\$91.80	\$139.33	46.84	\$609.31
204-1	78	0.032352761	1058	\$313.56	\$86.87	\$131.85	46.84	\$579.12
205-1	77	0.03461562	1132	\$335.49	\$92.95	\$141.07	46.84	\$616.35
206-1	76	0.034156932	1117	\$331.04	\$91.72	\$139.21	46.84	\$608.80
207-1	83	0.034156932	1117	\$331.04	\$91.72	\$139.21	46.84	\$608.80
208-1	82	0.021313681	697	\$206.57	\$57.23	\$86.86	46.84	\$397.50
301-1	89	0.025350131	829	\$245.69	\$68.07	\$103.31	46.84	\$463.91
302-1	88	0.034187511	1118	\$331.34	\$91.80	\$139.33	46.84	\$609.31
303-1	87	0.034187511	1118	\$331.34	\$91.80	\$139.33	46.84	\$609.31
304-1	86	0.032352761	1058	\$313.56	\$86.87	\$131.85	46.84	\$579.12
305-1	85	0.03461562	1132	\$335.49	\$92.95	\$141.07	46.84	\$616.35
306-1	84	0.034156932	1117	\$331.04	\$91.72	\$139.21	46.84	\$608.80
307-1	91	0.034156932	1117	\$331.04	\$91.72	\$139.21	46.84	\$608.80
308-1	90	0.021313681	697	\$206.57	\$57.23	\$86.86	46.84	\$397.50
401-1	97	0.025350131	829	\$245.69	\$68.07	\$103.31	46.84	\$463.91
402-1	96	0.033942878	1110	\$328.97	\$91.14	\$138.33	46.84	\$605.28
403-1	95	0.033942878	1110	\$328.97	\$91.14	\$138.33	46.84	\$605.28
404-1	94	0.032352761	1058	\$313.56	\$86.87	\$131.85	46.84	\$579.12
405-1	93	0.03461562	1132	\$335.49	\$92.95	\$141.07	46.84	\$616.35
406-1	92	0.033942878	1110	\$328.97	\$91.14	\$138.33	46.84	\$605.28
407-1	99	0.033942878	1110	\$328.97	\$91.14	\$138.33	46.84	\$605.28
408-1	98	0.021313681	697	\$206.57	\$57.23	\$86.86	46.84	\$397.50
			32702					
				\$116,301.80	\$32,221.55	\$48,905.67	\$17,986.56	\$215,415.58

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2024 - FEBRUARY 28, 2025
WINDSOR - 13880 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONDO UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
117-3	326	0.012341362	847	\$251.02	\$69.55	\$105.56	46.84	\$472.97
118-3	325	0.020020108	1374	\$407.21	\$112.82	\$171.23	46.84	\$738.10
119-3	324	0.017659658	1212	\$359.20	\$99.52	\$151.04	46.84	\$656.60
120-3	339	0.017645087	1211	\$358.90	\$99.43	\$150.92	46.84	\$656.10
121-3	338	0.020034678	1375	\$407.51	\$112.90	\$171.36	46.84	\$738.60
122-3	337	0.012283079	843	\$249.84	\$69.22	\$105.06	46.84	\$470.95
123-3	336	0.016086025	1104	\$327.19	\$90.65	\$137.59	46.84	\$602.26
124-3	335	0.017761653	1219	\$361.27	\$100.09	\$151.92	46.84	\$660.12
125-3	334	0.010272326	705	\$208.94	\$57.89	\$87.86	46.84	\$401.53
126-3	333	0.015444916	1060	\$314.15	\$87.04	\$132.10	46.84	\$580.13
127-3	332	0.012457927	855	\$253.39	\$70.20	\$106.55	46.84	\$476.99
128-3	331	0.017747082	1218	\$360.98	\$100.01	\$151.79	46.84	\$659.62
129-3	330	0.017878218	1227	\$363.64	\$100.75	\$152.91	46.84	\$664.15
130-3	329	0.010272326	705	\$208.94	\$57.89	\$87.86	46.84	\$401.53
131-3	328	0.016377439	1124	\$333.12	\$92.29	\$140.08	46.84	\$612.33
132-3	327	0.018315339	1257	\$372.53	\$103.21	\$156.65	46.84	\$679.24
217-3	342	0.012341362	847	\$251.02	\$69.55	\$105.56	46.84	\$472.97
218-3	341	0.020020108	1374	\$407.21	\$112.82	\$171.23	46.84	\$738.10
219-3	340	0.017659658	1212	\$359.20	\$99.52	\$151.04	46.84	\$656.60
220-3	355	0.017645087	1211	\$358.90	\$99.43	\$150.92	46.84	\$656.10
221-3	354	0.020034678	1375	\$407.51	\$112.90	\$171.36	46.84	\$738.60
222-3	353	0.012385074	850	\$251.91	\$69.79	\$105.93	46.84	\$474.48
223-3	352	0.016086025	1104	\$327.19	\$90.65	\$137.59	46.84	\$602.26
224-3	351	0.017761653	1219	\$361.27	\$100.09	\$151.92	46.84	\$660.12
225-3	350	0.010272326	705	\$208.94	\$57.89	\$87.86	46.84	\$401.53
226-3	349	0.015444916	1060	\$314.15	\$87.04	\$132.10	46.84	\$580.13
227-3	348	0.012457927	855	\$253.39	\$70.20	\$106.55	46.84	\$476.99
228-3	347	0.017747082	1218	\$360.98	\$100.01	\$151.79	46.84	\$659.62
229-3	346	0.017878218	1227	\$363.64	\$100.75	\$152.91	46.84	\$664.15
230-3	345	0.010272326	705	\$208.94	\$57.89	\$87.86	46.84	\$401.53
231-3	344	0.016377439	1124	\$333.12	\$92.29	\$140.08	46.84	\$612.33
232-3	343	0.018315339	1257	\$372.53	\$103.21	\$156.65	46.84	\$679.24
317-3	358	0.012341362	847	\$251.02	\$69.55	\$105.56	46.84	\$472.97
318-3	357	0.020020108	1374	\$407.21	\$112.82	\$171.23	46.84	\$738.10
319-3	356	0.016304585	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
320-3	371	0.016304585	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
321-3	370	0.020034678	1375	\$407.51	\$112.90	\$171.36	46.84	\$738.60
322-3	369	0.012385074	850	\$251.91	\$69.79	\$105.93	46.84	\$474.48
323-3	368	0.016086025	1104	\$327.19	\$90.65	\$137.59	46.84	\$602.26
324-3	367	0.017761653	1219	\$361.27	\$100.09	\$151.92	46.84	\$660.12
325-3	366	0.010272326	705	\$208.94	\$57.89	\$87.86	46.84	\$401.53
326-3	365	0.015444916	1060	\$314.15	\$87.04	\$132.10	46.84	\$580.13
327-3	364	0.012457927	855	\$253.39	\$70.20	\$106.55	46.84	\$476.99
328-3	363	0.016348297	1122	\$332.52	\$92.13	\$139.83	46.84	\$611.32
329-3	362	0.016464863	1130	\$334.90	\$92.78	\$140.83	46.84	\$615.34
330-3	361	0.010272326	705	\$208.94	\$57.89	\$87.86	46.84	\$401.53
331-3	360	0.016377439	1124	\$333.12	\$92.29	\$140.08	46.84	\$612.33
332-3	359	0.018315339	1257	\$372.53	\$103.21	\$156.65	46.84	\$679.24
417-3	374	0.012341362	847	\$251.02	\$69.55	\$105.56	46.84	\$472.97
418-3	373	0.020020108	1374	\$407.21	\$112.82	\$171.23	46.84	\$738.10
419-3	372	0.016304585	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
420-3	387	0.016304585	1119	\$331.64	\$91.88	\$139.45	46.84	\$609.81
421-3	386	0.020034678	1375	\$407.51	\$112.90	\$171.36	46.84	\$738.60
422-3	385	0.012385074	850	\$251.91	\$69.79	\$105.93	46.84	\$474.48
423-3	384	0.016086025	1104	\$327.19	\$90.65	\$137.59	46.84	\$602.26
424-3	383	0.017761653	1219	\$361.27	\$100.09	\$151.92	46.84	\$660.12
425-3	382	0.010272326	705	\$208.94	\$57.89	\$87.86	46.84	\$401.53
426-3	381	0.015444916	1060	\$314.15	\$87.04	\$132.10	46.84	\$580.13
427-3	380	0.012457927	855	\$253.39	\$70.20	\$106.55	46.84	\$476.99

CHELSEA GARDENS
 STRATA FEE SCHEDULE
 MARCH 1, 2024 - FEBRUARY 28, 2025
 WINDSOR - 13880 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONDO UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
428-3	379	0.016348297	1122	\$332.52	\$92.13	\$139.83	46.84	\$611.32
429-3	378	0.016464863	1130	\$334.90	\$92.78	\$140.83	46.84	\$615.34
430-3	377	0.010272326	705	\$208.94	\$57.89	\$87.86	46.84	\$401.53
431-3	376	0.016377439	1124	\$333.12	\$92.29	\$140.08	46.84	\$612.33
432-3	375	0.018635893	1279	\$379.05	\$105.02	\$159.39	46.84	\$690.31
			68631					\$450,313.25
				\$244,080.15	\$67,622.68	\$102,637.30	\$35,973.12	\$450,313.25

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2024 - FEBRUARY 28, 2025
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
101	25	0.003919037	1439	344.66	179.37	46.84	\$570.87
102	26	0.00479871	1762	422.03	219.63	46.84	\$688.49
103	24	0.00479871	1762	422.03	219.63	46.84	\$688.49
104	23	0.003919037	1439	344.66	179.37	46.84	\$570.87
105	284	0.003883633	1426	341.55	177.75	46.84	\$566.13
106	285	0.004382023	1609	385.38	200.56	46.84	\$632.77
107	287	0.004441939	1631	390.65	203.30	46.84	\$640.79
108	286	0.003957166	1453	348.02	181.11	46.84	\$575.97
109	289	0.00438747	1611	385.86	200.80	46.84	\$633.50
110	288	0.003883633	1426	341.55	177.75	46.84	\$566.13
111	290	0.003891803	1429	342.27	178.12	46.84	\$567.23
112	291	0.0043793	1608	385.14	200.43	46.84	\$632.41
113	293	0.0043793	1608	385.14	200.43	46.84	\$632.41
114	292	0.003891803	1429	342.27	178.12	46.84	\$567.23
115	312	0.003929931	1443	345.62	179.86	46.84	\$572.32
116	313	0.004804157	1764	422.50	219.88	46.84	\$689.22
117	315	0.004436492	1629	390.17	203.05	46.84	\$640.06
118	314	0.003962613	1455	348.49	181.36	46.84	\$576.69
119	317	0.004795987	1761	421.79	219.50	46.84	\$688.13
120	316	0.003929931	1443	345.62	179.86	46.84	\$572.32
121	294	0.003929931	1443	345.62	179.86	46.84	\$572.32
122	295	0.004793263	1760	421.55	219.38	46.84	\$687.76
123	296	0.003959889	1454	348.25	181.24	46.84	\$576.33
124	297	0.004436492	1629	390.17	203.05	46.84	\$640.06
125	299	0.00479871	1762	422.03	219.63	46.84	\$688.49
126	298	0.003929931	1443	345.62	179.86	46.84	\$572.32
127	318	0.003929931	1443	345.62	179.86	46.84	\$572.32
128	319	0.004804157	1764	422.50	219.88	46.84	\$689.22
129	321	0.004433769	1628	389.93	202.92	46.84	\$639.69
130	320	0.003962613	1455	348.49	181.36	46.84	\$576.69
131	323	0.00479871	1762	422.03	219.63	46.84	\$688.49
132	322	0.003929931	1443	345.62	179.86	46.84	\$572.32
133	300	0.003929931	1443	345.62	179.86	46.84	\$572.32
134	301	0.004793263	1760	421.55	219.38	46.84	\$687.76
135	302	0.003959889	1454	348.25	181.24	46.84	\$576.33
136	303	0.004439215	1630	390.41	203.17	46.84	\$640.42
137	305	0.004801434	1763	422.26	219.75	46.84	\$688.86
138	304	0.003929931	1443	345.62	179.86	46.84	\$572.32
139	306	0.003883633	1426	341.55	177.75	46.84	\$566.13
140	307	0.004384747	1610	385.62	200.68	46.84	\$633.14
141	309	0.004439215	1630	390.41	203.17	46.84	\$640.42
142	308	0.003959889	1454	348.25	181.24	46.84	\$576.33
143	311	0.004392917	1613	386.34	201.05	46.84	\$634.23
144	310	0.003883633	1426	341.55	177.75	46.84	\$566.13
145	388	0.003891803	1429	342.27	178.12	46.84	\$567.23
146	389	0.0043793	1608	385.14	200.43	46.84	\$632.41
147	391	0.0043793	1608	385.14	200.43	46.84	\$632.41
148	390	0.003891803	1429	342.27	178.12	46.84	\$567.23
149	392	0.003891803	1429	342.27	178.12	46.84	\$567.23
150	393	0.0043793	1608	385.14	200.43	46.84	\$632.41
151	395	0.0043793	1608	385.14	200.43	46.84	\$632.41
152	394	0.003891803	1429	342.27	178.12	46.84	\$567.23
153	48	0.003929931	1443	345.62	179.86	46.84	\$572.32
154	49	0.004801434	1763	422.26	219.75	46.84	\$688.86
155	47	0.004439215	1630	390.41	203.17	46.84	\$640.42
156	46	0.003957166	1453	348.02	181.11	46.84	\$575.97

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2024 - FEBRUARY 28, 2025
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
157	45	0.004793263	1760	421.55	219.38	46.84	\$687.76
158	44	0.003929931	1443	345.62	179.86	46.84	\$572.32
159	282	0.003929931	1443	345.62	179.86	46.84	\$572.32
160	283	0.004801434	1763	422.26	219.75	46.84	\$688.86
161	281	0.004804157	1764	422.50	219.88	46.84	\$689.22
162	280	0.003932655	1444	345.86	179.99	46.84	\$572.69
163	42	0.003883633	1426	341.55	177.75	46.84	\$566.13
164	43	0.004392917	1613	386.34	201.05	46.84	\$634.23
165	40	0.003957166	1453	348.02	181.11	46.84	\$575.97
166	41	0.004441939	1631	390.65	203.30	46.84	\$640.79
167	39	0.004392917	1613	386.34	201.05	46.84	\$634.23
168	38	0.003883633	1426	341.55	177.75	46.84	\$566.13
169	50	0.003929931	1443	345.62	179.86	46.84	\$572.32
170	51	0.004801434	1763	422.26	219.75	46.84	\$688.86
171	52	0.003957166	1453	348.02	181.11	46.84	\$575.97
172	53	0.004439215	1630	390.41	203.17	46.84	\$640.42
173	55	0.004793263	1760	421.55	219.38	46.84	\$687.76
174	54	0.003932655	1444	345.86	179.99	46.84	\$572.69
175	56	0.003929931	1443	345.62	179.86	46.84	\$572.32
176	57	0.004801434	1763	422.26	219.75	46.84	\$688.86
177	59	0.004801434	1763	422.26	219.75	46.84	\$688.86
178	58	0.003929931	1443	345.62	179.86	46.84	\$572.32
179	36	0.003929931	1443	345.62	179.86	46.84	\$572.32
180	37	0.004801434	1763	422.26	219.75	46.84	\$688.86
181	35	0.004801434	1763	422.26	219.75	46.84	\$688.86
182	34	0.003929931	1443	345.62	179.86	46.84	\$572.32
183	32	0.003929931	1443	345.62	179.86	46.84	\$572.32
184	33	0.004801434	1763	422.26	219.75	46.84	\$688.86
185	31	0.004439215	1630	390.41	203.17	46.84	\$640.42
186	30	0.003957166	1453	348.02	181.11	46.84	\$575.97
187	29	0.004793263	1760	421.55	219.38	46.84	\$687.76
188	28	0.003929931	1443	345.62	179.86	46.84	\$572.32
189	60	0.003891803	1429	342.27	178.12	46.84	\$567.23
190	61	0.0043793	1608	385.14	200.43	46.84	\$632.41
191	63	0.0043793	1608	385.14	200.43	46.84	\$632.41
192	62	0.003891803	1429	342.27	178.12	46.84	\$567.23
193	64	0.003929931	1443	345.62	179.86	46.84	\$572.32
194	65	0.004801434	1763	422.26	219.75	46.84	\$688.86
195	67	0.004801434	1763	422.26	219.75	46.84	\$688.86
196	66	0.003929931	1443	345.62	179.86	46.84	\$572.32
197	21	0.003878186	1424	341.07	177.50	46.84	\$565.41
198	22	0.004365682	1603	383.94	199.81	46.84	\$630.59
199	20	0.004428322	1626	389.45	202.67	46.84	\$638.97
200	19	0.004038869	1483	355.20	184.85	46.84	\$586.89
201	18	0.004787816	1758	421.07	219.13	46.84	\$687.03
202	17	0.003919037	1439	344.66	179.37	46.84	\$570.87
203	11	0.003919037	1439	344.66	179.37	46.84	\$570.87
204	12	0.004787816	1758	421.07	219.13	46.84	\$687.03
205	13	0.004036146	1482	354.96	184.73	46.84	\$586.53
206	14	0.004403811	1617	387.30	201.55	46.84	\$635.69
207	16	0.004795987	1761	421.79	219.50	46.84	\$688.13
208	15	0.003919037	1439	344.66	179.37	46.84	\$570.87
209	100	0.003929931	1443	345.62	179.86	46.84	\$572.32
210	101	0.004801434	1763	422.26	219.75	46.84	\$688.86
211	103	0.004801434	1763	422.26	219.75	46.84	\$688.86
212	102	0.003929931	1443	345.62	179.86	46.84	\$572.32
213	104	0.003891803	1429	342.27	178.12	46.84	\$567.23

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2024 - FEBRUARY 28, 2025
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
214	105	0.0043793	1608	385.14	200.43	46.84	\$632.41
215	107	0.0043793	1608	385.14	200.43	46.84	\$632.41
216	106	0.003891803	1429	342.27	178.12	46.84	\$567.23
217	132	0.003929931	1443	345.62	179.86	46.84	\$572.32
218	133	0.004801434	1763	422.26	219.75	46.84	\$688.86
219	131	0.004439215	1630	390.41	203.17	46.84	\$640.42
220	130	0.003957166	1453	348.02	181.11	46.84	\$575.97
221	129	0.004793263	1760	421.55	219.38	46.84	\$687.76
222	128	0.003929931	1443	345.62	179.86	46.84	\$572.32
223	126	0.003929931	1443	345.62	179.86	46.84	\$572.32
224	127	0.004801434	1763	422.26	219.75	46.84	\$688.86
225	125	0.004801434	1763	422.26	219.75	46.84	\$688.86
226	124	0.003929931	1443	345.62	179.86	46.84	\$572.32
227	108	0.003929931	1443	345.62	179.86	46.84	\$572.32
228	109	0.004804157	1764	422.50	219.88	46.84	\$689.22
229	111	0.004804157	1764	422.50	219.88	46.84	\$689.22
230	110	0.003929931	1443	345.62	179.86	46.84	\$572.32
231	112	0.003929931	1443	345.62	179.86	46.84	\$572.32
232	113	0.004795987	1761	421.79	219.50	46.84	\$688.13
233	114	0.003957166	1453	348.02	181.11	46.84	\$575.97
234	115	0.004439215	1630	390.41	203.17	46.84	\$640.42
235	117	0.004804157	1764	422.50	219.88	46.84	\$689.22
236	116	0.003929931	1443	345.62	179.86	46.84	\$572.32
237	122	0.003883633	1426	341.55	177.75	46.84	\$566.13
238	123	0.004392917	1613	386.34	201.05	46.84	\$634.23
239	120	0.003957166	1453	348.02	181.11	46.84	\$575.97
240	121	0.004441939	1631	390.65	203.30	46.84	\$640.79
241	119	0.004392917	1613	386.34	201.05	46.84	\$634.23
242	118	0.003883633	1426	341.55	177.75	46.84	\$566.13
243	278	0.003878186	1424	341.07	177.50	46.84	\$565.41
244	279	0.004403811	1617	387.30	201.55	46.84	\$635.69
245	276	0.003957166	1453	348.02	181.11	46.84	\$575.97
246	277	0.004441939	1631	390.65	203.30	46.84	\$640.79
247	275	0.004392917	1613	386.34	201.05	46.84	\$634.23
248	274	0.003782865	1389	332.69	173.13	46.84	\$552.66
249	272	0.003929931	1443	345.62	179.86	46.84	\$572.32
250	273	0.004801434	1763	422.26	219.75	46.84	\$688.86
251	271	0.004801434	1763	422.26	219.75	46.84	\$688.86
252	270	0.003932655	1444	345.86	179.99	46.84	\$572.69
253	268	0.003929931	1443	345.62	179.86	46.84	\$572.32
254	269	0.004820498	1770	423.94	220.62	46.84	\$691.40
255	267	0.004444662	1632	390.89	203.42	46.84	\$641.15
256	266	0.003954442	1452	347.78	180.99	46.84	\$575.60
257	265	0.004793263	1760	421.55	219.38	46.84	\$687.76
258	264	0.003929931	1443	345.62	179.86	46.84	\$572.32
259	262	0.003929931	1443	345.62	179.86	46.84	\$572.32
260	263	0.004804157	1764	422.50	219.88	46.84	\$689.22
261	261	0.004801434	1763	422.26	219.75	46.84	\$688.86
262	260	0.003929931	1443	345.62	179.86	46.84	\$572.32
263	240	0.003935378	1445	346.10	180.11	46.84	\$573.05
264	241	0.004809604	1766	422.98	220.12	46.84	\$689.95
265	239	0.004809604	1766	422.98	220.12	46.84	\$689.95
266	238	0.003935378	1445	346.10	180.11	46.84	\$573.05
267	242	0.003880909	1425	341.31	177.62	46.84	\$565.77
268	243	0.00439564	1614	386.58	201.18	46.84	\$634.60
269	245	0.004441939	1631	390.65	203.30	46.84	\$640.79
270	244	0.003957166	1453	348.02	181.11	46.84	\$575.97

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2024 - FEBRUARY 28, 2025
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
271	247	0.00438747	1611	385.86	200.80	46.84	\$633.50
272	246	0.003878186	1424	341.07	177.50	46.84	\$565.41
273	236	0.003929931	1443	345.62	179.86	46.84	\$572.32
274	237	0.004801434	1763	422.26	219.75	46.84	\$688.86
275	235	0.004439215	1630	390.41	203.17	46.84	\$640.42
276	234	0.003957166	1453	348.02	181.11	46.84	\$575.97
277	233	0.004793263	1760	421.55	219.38	46.84	\$687.76
278	232	0.003927208	1442	345.38	179.74	46.84	\$571.96
279	248	0.003929931	1443	345.62	179.86	46.84	\$572.32
280	249	0.004795987	1761	421.79	219.50	46.84	\$688.13
281	250	0.003957166	1453	348.02	181.11	46.84	\$575.97
282	251	0.004439215	1630	390.41	203.17	46.84	\$640.42
283	253	0.004804157	1764	422.50	219.88	46.84	\$689.22
284	252	0.003929931	1443	345.62	179.86	46.84	\$572.32
285	230	0.003929931	1443	345.62	179.86	46.84	\$572.32
286	231	0.004804157	1764	422.50	219.88	46.84	\$689.22
287	229	0.004439215	1630	390.41	203.17	46.84	\$640.42
288	228	0.003957166	1453	348.02	181.11	46.84	\$575.97
289	227	0.004795987	1761	421.79	219.50	46.84	\$688.13
290	226	0.003929931	1443	345.62	179.86	46.84	\$572.32
291	254	0.003929931	1443	345.62	179.86	46.84	\$572.32
292	255	0.004795987	1761	421.79	219.50	46.84	\$688.13
293	256	0.003957166	1453	348.02	181.11	46.84	\$575.97
294	257	0.004439215	1630	390.41	203.17	46.84	\$640.42
295	259	0.004804157	1764	422.50	219.88	46.84	\$689.22
296	258	0.003929931	1443	345.62	179.86	46.84	\$572.32
297	150	0.003929931	1443	345.62	179.86	46.84	\$572.32
298	151	0.004801434	1763	422.26	219.75	46.84	\$688.86
299	149	0.004439215	1630	390.41	203.17	46.84	\$640.42
300	148	0.003957166	1453	348.02	181.11	46.84	\$575.97
301	147	0.004793263	1760	421.55	219.38	46.84	\$687.76
302	146	0.003929931	1443	345.62	179.86	46.84	\$572.32
303	152	0.003891803	1429	342.27	178.12	46.84	\$567.23
304	153	0.0043793	1608	385.14	200.43	46.84	\$632.41
305	155	0.0043793	1608	385.14	200.43	46.84	\$632.41
306	154	0.003891803	1429	342.27	178.12	46.84	\$567.23
307	144	0.003929931	1443	345.62	179.86	46.84	\$572.32
308	145	0.004804157	1764	422.50	219.88	46.84	\$689.22
309	143	0.004439215	1630	390.41	203.17	46.84	\$640.42
310	142	0.003957166	1453	348.02	181.11	46.84	\$575.97
311	141	0.004795987	1761	421.79	219.50	46.84	\$688.13
312	140	0.003929931	1443	345.62	179.86	46.84	\$572.32
313	156	0.003883633	1426	341.55	177.75	46.84	\$566.13
314	157	0.00439564	1614	386.58	201.18	46.84	\$634.60
315	159	0.004441939	1631	390.65	203.30	46.84	\$640.79
316	158	0.003957166	1453	348.02	181.11	46.84	\$575.97
317	161	0.004392917	1613	386.34	201.05	46.84	\$634.23
318	160	0.003883633	1426	341.55	177.75	46.84	\$566.13
319	5	0.003927208	1442	345.38	179.74	46.84	\$571.96
320	6	0.004806881	1765	422.74	220.00	46.84	\$689.58
321	4	0.004439215	1630	390.41	203.17	46.84	\$640.42
322	3	0.003957166	1453	348.02	181.11	46.84	\$575.97
323	2	0.00479871	1762	422.03	219.63	46.84	\$688.49
324	1	0.003927208	1442	345.38	179.74	46.84	\$571.96
325	9	0.003919037	1439	344.66	179.37	46.84	\$570.87
326	10	0.00479871	1762	422.03	219.63	46.84	\$688.49
327	8	0.00479871	1762	422.03	219.63	46.84	\$688.49

CHELSEA GARDENS
 STRATA FEE SCHEDULE
 MARCH 1, 2024 - FEBRUARY 28, 2025
 TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	FACTOR	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
328	7	0.003919037	1439	344.66	179.37	46.84	\$570.87
329	138	0.003929931	1443	345.62	179.86	46.84	\$572.32
330	139	0.004801434	1763	422.26	219.75	46.84	\$688.86
331	137	0.004439215	1630	390.41	203.17	46.84	\$640.42
332	136	0.003957166	1453	348.02	181.11	46.84	\$575.97
333	135	0.004793263	1760	421.55	219.38	46.84	\$687.76
334	134	0.003929931	1443	345.62	179.86	46.84	\$572.32
			367182	1,055,347.00	549,213.00	131,526.72	\$1,736,086.72

MAY

Chelsea Gardens Events Calendar

UPCOMING EVENTS AT A GLANCE

May 18
Movie Night
@ 7:00

May 24
Chelsea
High Tea
(see poster)

SUN	MON	TUE	WED	THU	FRI	SAT
				1 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	2 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00	3
4	5 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	6 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	7  Coffee 9:15 Poker 6:00 Whist 6:30	8 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	9 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00	10
11 	12 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	13 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	14  Coffee 9:15 Poker 6:00 Whist 6:30	15 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	16 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00	17
18 	19 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	20 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	21  Coffee 9:15 Poker 6:00 Whist 6:30	22 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	23 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00	24 
25	26 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	27 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	28  Coffee 9:15 Poker 6:00 Whist 6:30	29 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	30 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00	31