



MONTHLY COUNCIL MEETING MINUTES

Tuesday, January 6, 2026

LOCATION/TIME - 1:00PM LIBRARY

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

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 – 1:05 PM

2) ADOPTION OF PREVIOUS MINUTES

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

3) CARETAKER REPORT –

Radius Security is now set up as our Fire Alarm servicing and monitoring company. Regular monthly alarm testing will resume Tuesday Jan.6 2026.

The swimming pool was cleaned and heated for the January 1st polar bear swim. Heat will now be set back to regular winter temperature of 50 Degrees.

All the streams and fountains are being maintained on a regular basis.

The Windsor boiler # 1 had an issue. Westech was called in and serviced the unit to fix the issue. Council will review the maintenance of all the boilers with Westech for the new year.

A new door closed was installed on the Hot Tub door and is now in working order.

I would personally like to thank Jesse, the Strata council, all the residents for their continuing support throughout 2025. Also all of the many volunteers who help throughout the year.

Regards,
Don Kendall

4) FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

The financial report for the period ending November 30, 2025, was presented to Council.

OPERATIONS

We are now three quarters of the way through our fiscal year. The results of operations for the period ending November 30th indicate a surplus of \$81,578. This includes an amount apportioned from last year's surplus. Last fiscal year there was a significant surplus from the operations budget that was approved to be allocated to the Contingency Reserve Fund.

Up to the end of November, the actual surplus of income less expenses during this fiscal year is \$46,840. Last year, at this time, we had a comparative surplus of \$199,857. As previously reported, this indicates that the current year's budget predictions should be more representative come the end of the fiscal year.

Revenue

- Other revenue on a year-to-date basis continues to be above budget. This is due to higher than predicted guest suite rentals, RV parking, and remote sales revenues.

Expenses

- Year-to-date condo specific costs are about 10% percent less than budget.
- Condo building maintenance, while higher than budget year-to-date, is expected to be within budget by year-end. Garbage pick-up is expected to be slightly over budget for the year.
- Townhouse specific expenses are less than budgeted for the nine-month period. In the month townhouse maintenance is over budget due to the timing of the gutter cleaning (\$14,700). Townhouse expenses are expected to be within budget for the year.

- In total, common expenses are about 5% less than budget on a year-to-date basis. In the current month the only categories higher than budget are RV Lot Expenses and Salaries and Benefits. In the month we paid the landscaping contractor \$1,890 to clear tree branches and bushes around the RV Lot to improve sight lines for enhanced security. We also paid extra to have the guest suites thoroughly cleaned and are paying more for daily coverage in the office.

CONTINGENCY RESERVE FUND (CRF)

The CRF balance as of the end of November is \$1,711,275. To date we have earned \$69,44 in interest income of our CRF funds. This interest is not budgeted.

The largest expenditures to date were on the painting and gate structure re-roofing projects. Townhouse envelope repairs are over budget on a year-to-date basis but are expected to be on budget by year-end.

It was **MOVED, SECONDED and CARRIED** to approve the financial statements as presented.

5) COMMITTEE REPORTS

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

CONDOMINIUMS – Cathy Maxwell

No Report

TOWNHOUSES – Ron Plankeel

As the colder weather is now upon us it is a reminder to Protect outside taps with the Styrofoam caps and remove any hoses from the taps.

CLUBHOUSE/POOL/GUEST SUITES/GYM/PONDS & FOUNTAINS – Marilyn Hunter

1. Overview

This report provides an update on the **Clubhouse and Fountains & Streams**, along with a reflection on the past year at Chelsea Garden.

As we look back on the year, it is important to recognize and sincerely thank the many dedicated volunteers whose hard work, care, and commitment help maintain these special features of our community. Their efforts continue to enhance both the beauty and the sense of connection that define Chelsea Garden.

2. Clubhouse

Holiday Celebrations

WOW — what a flurry of activity throughout December! Where did the time go? The month began with Christmas Coffee, featuring our choir and enthusiastic participation from residents, followed by a full calendar of festive events:

- **Christmas Concert – December 7**
- **Ugly Christmas Sweater Party – December 19**
- **Christmas Sing-A-Long – December 22**
- **New Year's Eve Dance – December 31**
- **Polar Bear Swim – January 1**

The holiday atmosphere throughout the complex was exceptional this year. The beautifully decorated Christmas tree, festive clubhouse décor, and the stunning light display along Clubhouse Drive and

surrounding the condo buildings truly transformed the community. A heartfelt thank you goes to the volunteers who made this possible — your creativity and effort were greatly appreciated.

Staffing

The Clubhouse continues to benefit from being staffed seven days a week. Residents can rely on office coverage daily from 11:00 a.m. to 1:00 p.m., with Marie Orton or Linda Hart available to provide assistance. Additionally, many residents have noticed the improved cleanliness and overall feel of the clubhouse on weekends. With Val Ferland and staff attending to key areas during high-activity times, it is reassuring to know that essential tasks are consistently addressed.

3. Ponds And Fountains

Residents are encouraged to take an evening stroll to the Koi and Turtle Pond. The pond lighting is changed monthly to create varying seasonal ambiance. Even while the koi and turtles are in hibernation, the illuminated pathways and water features provide a magical nighttime experience and continue to showcase one of Chelsea Gardens' most cherished spaces.

4. Chelsea Gardens – Year in Review

With Special Thanks to Our Incredible Volunteers

As we reflect on the past year at Chelsea Gardens, one thing stands out above all else: the people. Our community thrives because of the dedication, generosity, and neighbourly spirit of residents who willingly give their time and talents.

Throughout the year, volunteers worked quietly and consistently behind the scenes — maintaining grounds, fountains, koi and turtle ponds, supporting irrigation, clubhouse operations, events, and safety initiatives. These contributions not only enhance our shared spaces but also result in significant cost savings while preserving the welcoming atmosphere we all enjoy.

Volunteers brought residents together through music, walking groups, dance, choir, and community events that foster connection and friendship. Others stepped forward in times of need, offering leadership in emergency response, first aid training, and resident support, ensuring Chelsea Gardens remains both safe and caring.

This year also demonstrated the power of cooperation. Volunteers worked alongside Council, management, and fellow residents to address challenges, improve systems, and plan for the future. Their efforts reflect a shared commitment to the ongoing well-being of Chelsea Gardens.

To every volunteer — whether you helped once, occasionally, or week after week — thank you. Your contributions are deeply valued, and you truly are the heart of our community.

With sincere appreciation,
Marilyn Hunter

LANDSCAPING – Ron Pankeel

Leaf cleanup in front yards is complete.
Back yards will be finished in January. RV lot has been cleared of all leaves and debris.

SAFETY AND SECURITY – Ashley Orton

No Report

IRRIGATION – Norm Reid

No Report

SOCIAL COMMITTEE – Linda Hart

The Fireside upstairs games room now features eight new poker chairs, offering residents greater comfort during their games. The Christmas Coffee event was as popular as ever with folks lining up well before the 9:15 am opening. This year the Chelsea Choir helped put us in the holiday spirit by performing Christmas carols in the clubhouse lobby while our guests arrived. Adding to the festivities was the special appearance by Santa and Mrs. Claus. The Ugly Christmas Sweater Pizza Party was held on December 19th. This year the social committee will donate their share of 50/50 proceeds to Canuck Place.

Ugly Xmas Sweater Night was lots of fun with prizes for best sweater, a trivia game, prize draws and 50/50. We are pleased to report that \$400 was raised for Canuck place.

The weather was perfect for our **Annual Christmas Sing-Along**, with about 20 residents caroling around Chelsea. More folks joined in later at the Fireside room for more singing and refreshments.

The **New Year's Eve Dance** was a great success, drawing approx. 30 residents. Lots of positive comments were received from attendees, and it was reported to be the best attended NYE dance in four years. Jack Devries surprised everyone with a special presentation of his video, "A Year in Review".

This year about 20 residents, including a few grandchildren, took part in the **Polar Bear Plunge** while a good-sized crowd happily watched. Later, everyone gathered in the Fireside room for refreshments.

Back by popular demand, the **Clothing Exchange** returns on Jan 18, led by Carolyn Swayze and the social committee.

Winterfest tickets sold out on Friday afternoon—the first day they went on sale. Did you know that the social committee rotates sale days for each event?. Tickets for February's Italian Night will go on sale on a Wednesday morning. Be sure to check the poster for sale dates.

The Social Committee is hosting a **dance party** on Friday, January 30 from 7-10 pm in the Fireside room. This event is BYOB.

ADMINISTRATION – No Report

RV LOT – Marilyn Thomas

There have been no new long-term rentals during the month of December however, there has been three vehicles come in on a temporary basis from a couple weeks up to three months. We also accommodated a U-Haul truck for three nights just prior to a couple moving into their new home within Chelsea. The monthly revenue was \$1175.00 for December. There are now only two open stalls out of 50.

Shaun of Allan Brothers Landscaping has done another cleaning of leaves and debris inside the lot along the periphery. I have received positive feedback from immediate neighbours that they are thrilled to see the outside of the fencing cleaned up so that it will reduce the number of rodents living in the area.

CAPITAL WORKSCOMMITTEE – Paul Kavanagh

On December 17, 2025 Council received the annual inspection report from Phoenix Roofing Consultants on the condition of the Condo Roofs. The purpose of the report is to provide details of recommended maintenance for the upcoming year, as well as commentary on the condition of the roofing membrane on each of the Condo buildings.

As in previous years the consultant has indicated that the roof membrane on each of the buildings has reached the end of their respective useful lives. It was also noted that there is no guarantee that ongoing maintenance will result in no future leaks. We have experienced several leaks in the Mayfair. The consultant is recommending replacement of the roofs commencing with the Mayfair and Windsor, and then the Kensington. As was the case with the townhouse roofs we will get the best price if we tender for all three

roofs at the same time. Council will request that Ted Neef, principal consultant with Phoenix, attend our next AGM to discuss his findings.

It was **MOVED, SECONDED and CARRIED** to request Phoenix Roofing Consultants to start working on specifications for the Condo roofs, as a first step in the process of getting these roofs replaced.

INVESTMENT COMMITTEE – No Report

EMERGENCY PREPAREDNESS – Doug McLeod – See Attached

PEST COMMITTEE –

Ant and Mouse Prevention Notice

We are currently experiencing an ant issue in several townhouses. In at least one unit, the ants may be Pharaoh ants, which are very small and yellow-brown in colour.

Important:

If you suspect Pharaoh ants, do not use store-bought spray insecticides under any circumstances. Spraying can make the problem worse by causing the colony to spread. Contact the office or Marie directly if you do suspect Pharaoh ants.

Ant Control Recommendations

If you are seeing ants of any kind:

- Use ant bait boxes (dry or liquid), available at Canadian Tire, Home Depot, or similar stores.
- Place them in areas where ants are visible.
- Liquid ant treatments such as Ortho Ant B Gon or Safer's Ant Killer may also be used.
- Apply drops directly along the ant trail (this may take a minute to identify). If the ants do not go to the drop you need to apply them in a different location.
- The ants will carry the bait back to the nest, helping eliminate the colony.
- Do not spray indoor ants with store bought insecticides. Sprays only kill the ants they touch and do not address the nest.

Cleaning and Deterrents

- Wash affected indoor areas with a citrus-scented detergent.
- You may also use a homemade spray to disrupt ant trails:
- Mix equal parts white vinegar and water, plus a few drops of dish soap (preferably Dawn), in a spray bottle.
- Spray directly on ant trails, doorways, and other entry points.

Outdoor Treatment

At this time, outdoor spraying is not recommended due to weather conditions. Ant bait traps and liquid drops can still be used effectively outdoors. Come spring Don will spray for outdoor ants.

Pest Control Services: Calling Orkin to treat individual homes is very expensive. We ask that residents first try the steps above before requesting professional pest control.

Mouse Prevention

We have also received a few reports of mice.

IMPORTANT!!!

Please take the following steps to help prevent entry:

- Seal gaps around pipes in kitchens, bathrooms, and laundry areas using a rough steel wool.
- Check common entry points such as:
 - Fireplaces
 - Under stoves

- Under dishwashers
- Fill any openings with steel wool.
- Maintain good household cleanliness, especially in kitchens. Remove any clutter as mice like these areas for nesting and breeding.
- Store all package food—including pet food—in sealed plastic containers. Mice can smell food from over 50 feet away.

IMPORTANT!!!

Thoroughly clean any areas where droppings are found using a citrus or lavender-scented detergent. You see the droppings but you don't see the urine. Mice, like dogs, communicate through their urine. Mice excrete certain pheromones in their urine that communicate whether there's nearby food or a threat, as well as who's ready to mate and who's related to whom. A point of interest - One female mouse can have as many as 150 babies in just one year so we do not want them communicating that they are ready to mate inside your home.

Thank you for your cooperation in helping manage these issues proactively.

6) BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Residents Manual Update** – This is still on going and the volunteers are making progress.
- b) **Depreciation Report** – We should have a draft provided for Council to review in the near future.
- c) **Brick Pavers** – Council examined the broken bricks and discovered that the bricks are full, however the top quarter of the brick is red. So, there may be complications on finding a proper replacement. Council will be meeting with a contractor to figure out a plan for the pavers moving forward.
- d) **Smoking on Common Property** – Further investigation will take place on a firm that can review the complex. The lawyers we contacted do not believe that they are the proper people to do this type of review. There was a recommendation to add surveillance in specific common areas. Alternatively, the council may consider amending bylaws to allow smoking only inside strata lots but nowhere outside of their unit, balconies, patios, and on CP, LCP. If there are complaints, this approach would limit the focus of the investigation to the suspected unit and the transfer of smoke between the adjacent units.
- e) **Janitorial for the Clubhouse** – Council is working with the cleaners and now we have hired Valerie, resident owner, who also does cleaning, to do extra cleaning on weekends when the cleaner is not on site. Marilyn is working with the cleaning company to develop processes to help improve results.
- f) **Specific Unit Chimney Washing** – This will be attended to in the Spring.
- g) **Carboard Removal Contract** – Due to proposed increases in the cost of cardboard removal the consensus of Council was that it may be more cost effective to obtain quotes for overall garbage collection.
- h) **Condo Control Software** – Council will meet with Condo Control to have a training session and start implementing the condo control software. More information will be sent once we have the software set up for the Owners.
- i) **Cell Reception** – Council sent letters to Rogers and TELUS to check into potentially improving the service within Chelsea Gardens and so far there has been no response.
- j) **Canada Post Lock Box Request** – Crossroads reached out to Canada Post to determine what we need to do here to comply with their request to implement a lock box access for postal deliveries. There has been no response from Canada Post.
- k) **Roof Condition Report** – This is discussed in the Capital Works Committee Report.

- l) **Driveway issue at townhouse unit** – Roots are causing issues to the driveway and this will be added to the list for Tru – Level.
 - m) **Resolution Committee** – Georgina Ooms T174, Wendy McHale W432, Paul Kavanaugh and Bob Hyde will be on the Resolution Committee.
 - n) **Nomination Committee** - Georgina Ooms T174, Wendy McHale W432, Ron Plankeel T272 have formed the Nomination Committee to try to find individuals who would like to run for Council.
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7) NEW BUSINESS

- a) **Boilers** – Westech will provide a quote to do a teardown (comprehensive maintenance) on all the boilers for the Condo and Clubhouse buildings. The boilers are at the end of their useful lives. So, budgeting for replacement will take place.
- b) **Phones in Rental Rooms** – The guest suites phones are in the process of being re-connected.
- c) **Vehicle Gates** – It was **MOVED, SECONDED and CARRIED** to approve the replacement of a tension spring on the vehicle gate that failed in the Kensington.
- d) **Mice Issue** – Further investigation is required on why there was an issue with mice in a unit.
- e) **Roof Maintenance** – Council will look into what maintenance is required to be carried out at the two year life of the new roofs.
- f) **Insurance Renewal** – Council will be obtaining multiple quotes for the Strata insurance from BFL and ACERA.
- g) **Misc Tools** – It was **MOVED, SECONDED and CARRIED** to approve the purchase of misc. tools from a resident who is moving out.
- h) **Parking outside of Buildings** – It is reminded that vehicles should not be parking in front of the apartment buildings, especially with no one in the vehicles.
- i) **Make Up Air Unit** – The burner in the Mayfair Make Up Air unit failed. As a result, there is currently no heat in the Mayfair hallways. A timetable for repairs is unknown at this time.
- j) **Rowing Machine** – It was **MOVED, SECONDED and CARRIED** to purchase a brand-new rowing machine for the Gym.

8) 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.

IT IS ADVISED: FOR COUNCIL TO ADDRESS COMPLAINTS OR WORK ORDERS: Council and Staff requires identification of unit, incident that occurred, time the incident, the more information the better for Council to better understand.

WORK ORDERS – IF YOU DO NOT IDENTIFY THE UNIT YOUR RESIDE IN OR CONTACT INFORMATION, ACTION ON THE WORK ORDER CANNOT BE COMPLETED.

- A complaint was made about the installation of a heat pump at a unit creating noise issues.
 - There were recommendations to put forward several bylaw and rule amendments to the resolution committee for flags, swimming pool hours and Christmas lights.
 - Various renovation requests have been reviewed by Council.
 - A thank you to Council for the Mayfair lights was received.
 - A request was made to install a ductless heat pump. The guidelines will be sent to the residents requesting this alteration.
-

ADJOURNMENT: The meeting was adjourned at 4:30PM The next Council meeting is January 27, 2026

ITEMS FOR AGM:

- **Bylaw for lockboxes**
- **Pedestrian Gates**
- **Access Control rest of complex**
- **Heat pump guidelines/EV charger guidelines**
- **Apartment Roofs**
- **Artificial Turf or River Rock as options to replace lawns at own cost.**
- **Flags Permit residents to hang a maximum size of 3x6 Canadian flag year round By laws 3 (5)(a)**
- **Swimming Hours Change children swim time to 11-1 pm Rules 4(4)(b)(2)**
- **Christmas Lights Residence be allowed to turn Christmas lights on November 15 Rules 2(j)**

CHELSEA GARDENS EMERGENCY PREPAREDNESS



JANUARY 2026

SERVICING OF GAS FIREPLACES AND OTHER GAS APPLIANCES

Gas fireplace service is recommended once a year, ideally before the heating season begins. It ensures safety, efficiency, prevents carbon monoxide leaks, and keeps warranties valid.

Why Annual Gas Fireplace Service Matters

- **Safety:** Detects and prevents gas leaks and carbon monoxide hazards.
- **Efficiency:** Cleaning burners and adjusting flame levels improves heat output and reduces energy use.
- **Longevity:** Prevents premature wear and tear, extending the life of your fireplace.
- **Warranty Compliance:** Many manufacturers require annual service to keep warranties valid.
- **Peace of Mind:** Professional inspection ensures reliable performance.

What's Included in a Typical Service

- Cleaning burner ports, pilot assembly, and thermopile
- Inspecting and polishing fireplace glass
- Checking gas lines, seals, and ignition systems
- Testing for carbon monoxide and gas leaks
- Reviewing venting and airflow
- Inspecting logs, ember beds, and thermostat controls

Contact Crossroads Property Management or Chelsea Gardens Front office for approved service suppliers to perform maintenance of your gas appliances.

Recommendations for You

- Schedule service annually in fall before heavy use begins.
- Ask providers about CO leak testing and warranty compliance.
- Clean glass and exterior yourself between professional visits to keep aesthetics sharp.
- Check for rebates (e.g., FortisBC offers rebates for servicing/upgrading gas appliances).

DID YOU KNOW

Our Emergency Preparedness Program has a number of pieces of assistance equipment for loan including wheelchairs, walkers, crutches, canes and a furniture dolly for temporary use by Chelsea residents. Access to these devices can be made by contacting Don Pittendreigh at 604-597-3308 or Ron Bergman at 604-538-4485.

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.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
November 2025

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
Surrey BC, V3W 1J8
Phone (778) 578-4445

ASSETS

1025-0000	Bank - Westminster - Contingency	877,274.76
1038-1364	Prospera GIC - 5.0000% - Mar 6/2026	200,000.00
1038-1365	Prospera GIC - 4.2000% - Mar 6/2027	200,000.00
1038-1366	Prospera GIC - 4.1000% - Mar 6/2028	200,000.00
1038-1367	Prospera GIC - 4.1000% - Mar 6/2029	200,000.00
1109-0000	Due to Contingency from Operating	<u>33,999.99</u>
	TOTAL ASSETS	1,711,274.75

LIABILITIES

2010-0000	Accounts Payable	<u>0.00</u>
	TOTAL LIABILITIES	0.00

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	<u>-2,590,000.00</u>
3479-0020	ROOF REPLACEMENT TOTAL	-2,590,000.00
3500-0000	Net Income - Prior Years	4,207,317.35
3510-0000	Net Income - Current Year	<u>93,957.40</u>
	TOTAL OWNERS' EQUITY	1,711,274.75
	TOTAL LIABILITIES AND EQUITY	1,711,274.75

DATE: Dec. 18/2025
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
November 2025

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
Surrey BC, V3W 1J8
Phone (778) 578-4445

		MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
INCOME								
4010-5000	Strata Fees - Apartments	21,878.17	21,878.17	0.00	196,903.53	196,903.53	0.00	262,538.00
4010-6000	Strata Fees - Townhomes	47,598.50	47,598.50	0.00	428,386.50	428,386.50	0.00	571,182.00
4025-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	218,000.00	0.00	218,000.00	0.00
	TOTAL	69,476.67	69,476.67	0.00	843,290.03	625,290.03	218,000.00	833,720.00
4031-0000	Interest Income	2,212.85	0.00	2,212.85	69,440.86	0.00	69,440.86	0.00
	TOTAL	2,212.85	0.00	2,212.85	69,440.86	0.00	69,440.86	0.00
	TOTAL INCOME	71,689.52	69,476.67	2,212.85	912,730.89	625,290.03	287,440.86	833,720.00
EXPENSES								
6280-2025	Hot Water Tank Replacement	0.00	0.00	0.00	19,889.10	0.00	-19,889.10	0.00
	TOTAL EXPS. BEFORE UTILITIES	0.00	0.00	0.00	19,889.10	0.00	-19,889.10	0.00
TOWNHOUSE EXPENSES								
6342-2025	2025 Townhouse Envelope Repairs	0.00	4,166.67	4,166.67	42,530.78	37,500.03	-5,030.75	50,000.00
	TOTAL OPERATING EXPS. - T.H.	0.00	4,166.67	4,166.67	42,530.78	37,500.03	-5,030.75	50,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6431-2025	Tree Remedial Work	0.00	1,250.00	1,250.00	11,020.80	11,250.00	229.20	15,000.00
6451-2025	Privacy Fencing repairs	0.00	2,083.33	2,083.33	0.00	18,749.97	18,749.97	25,000.00
	TOTAL LANDS. & GROUNDS	0.00	3,333.33	3,333.33	11,020.80	29,999.97	18,979.17	40,000.00
REPAIR & MAINTENANCE- GENERAL								
6511-2025	Painting Project	64,247.19	58,333.33	-5,913.86	539,930.07	524,999.97	-14,930.10	700,000.00
6535-2025	Emergency Repairs-Access &	26,214.30	0.00	-26,214.30	41,029.80	0.00	-41,029.80	0.00
6560-2025	Front Entrance & East Gate Repairs	0.00	12,083.33	12,083.33	159,411.68	108,749.97	-50,661.71	145,000.00
	TOTAL REPAIR & MAINT.	90,461.49	70,416.66	-20,044.83	740,371.55	633,749.94	-106,621.61	845,000.00
ADMINISTRATION								
6968-0000	Depreciation Report	2,480.63	0.00	-2,480.63	4,961.26	0.00	-4,961.26	0.00
	TOTAL ADMINISTRATION EXPENSES	2,480.63	0.00	-2,480.63	4,961.26	0.00	-4,961.26	0.00
	TOTAL COMMON EXPENSES	92,942.12	73,749.99	-19,192.13	756,353.61	663,749.91	-92,603.70	885,000.00
	TOTAL EXPENSES	92,942.12	77,916.66	-15,025.46	818,773.49	701,249.94	-117,523.55	935,000.00
	NET INCOME (LOSS)	-21,252.60	-8,439.99	-12,812.61	93,957.40	-75,959.91	169,917.31	-101,280.00

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
November 2025

Prepared For:
CHELSEA - Operations - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
Surrey BC, V3W 1J8
Phone (778) 578-4445

ASSETS

1010-0000	Petty Cash	212.35
1013-0000	Bank Shares	5.00
1020-0000	Bank - Westminster - Chequing	39,435.58
1025-0120	Bank - Roof Replacement	384,296.19
1025-0121	Bank - Roofing Levy Holdback	8,641.88
1027-0000	Bank - Water Surcharge	155,729.26
1028-0064	Bank - Credit Card Secure Term	6,000.00
1028-1300	Bank - Golf Tournament Funds	3,676.51
1029-0000	Bank - Apt Utilities	74,984.51
1030-0000	Bank - Exercise Room	1,436.40
1040-0000	Bank - Social Committee	2,229.09
1200-0000	Prepaid Insurance	101,158.89
1205-0000	Prepaid Expenses	315.76
1300-0000	Accounts Receivable	17,379.59
1301-0002	A/R - Roof Replacement	18,264.16
	TOTAL ASSETS	813,765.17

LIABILITIES

2010-0000	Accounts Payable	121,825.15
2014-0000	Accrued Water & Sewer	22,500.00
2017-0000	Social Committee Fund	2,229.09
2018-0000	Exercise Room	1,436.40
2019-0000	Golf Tournament Fund	3,676.51
2035-0000	Security Deposits	300.00
2040-0000	Due to Contingency	33,999.99
2170-0000	Vacation Payable	7,038.58
2250-0000	Pre-Paid Fees	786.20
	TOTAL LIABILITIES	193,791.92

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,595,037.88
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,782,477.53
3479-0019	Roof Replacement Holdback	8,641.88
3479-0020	ROOF REPLACEMENT TOTAL	411,202.23
3510-0000	Net Income - Current Year	93,186.21
3510-2000	Net Income - Utilities	66,818.63

DATE: Dec. 18/2025
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

3510-3000

Net Income - Water & Sewer
TOTAL OWNERS' EQUITY
TOTAL LIABILITIES AND EQUITY

48,766.18
619,973.25
813,765.17

Budget Comparison (Accrual) CHELSEA - Operations - 02 (lms1416) November 2025

Prepared For:
CHELSEA - Operations - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
Surrey BC, V3W 1J8
Phone (778) 578-4445

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
INCOME								
4010-0000	Strata Fees	72,228.46	71,905.33	323.13	650,056.14	647,147.97	2,908.17	862,864.00
4012-0000	CRF Strata Fees - Apartments	-21,878.17	-21,878.17	0.00	-196,903.53	-196,903.53	0.00	-262,538.00
4015-0000	Parking, Scooter & EV Parking	556.00	625.00	-69.00	4,679.00	5,625.00	-946.00	7,500.00
4021-0000	Miscellaneous	0.00	0.00	0.00	330.00	0.00	330.00	0.00
4022-0000	Move in/out	0.00	166.67	-166.67	400.00	1,500.03	-1,100.03	2,000.00
4025-0000	Prior Year Surplus (Deficit)	0.00	9,089.17	-9,089.17	19,757.10	81,802.53	-62,045.43	109,070.00
	TOTAL	50,906.29	59,908.00	-9,001.71	478,318.71	539,172.00	-60,853.29	718,896.00
4030-0000	Strata Fees	135,544.08	135,544.08	0.00	1,219,896.72	1,219,896.72	0.00	1,626,529.00
4032-0000	CRF Strata Fees - Townhomes	-47,598.50	-47,598.50	0.00	-428,386.50	-428,386.50	0.00	-571,182.00
4037-0000	Prior Year Surplus	0.00	12,412.83	-12,412.83	26,589.20	111,715.47	-85,126.27	148,954.00
	TOTAL	87,945.58	100,358.41	-12,412.83	818,099.42	903,225.69	-85,126.27	1,204,301.00
OTHER								
4040-0000	Rental - Fireside Lounge	0.00	83.33	-83.33	600.00	749.97	-149.97	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	550.00	50.00	4,800.00	4,950.00	-150.00	6,600.00
4050-0000	Rental - Guest Suites	0.00	833.33	-833.33	9,750.00	7,499.97	2,250.03	10,000.00
4055-0000	R.V. Parking	1,125.00	833.33	291.67	8,936.94	7,499.97	1,436.97	10,000.00
4061-0000	Bylaw Fines	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4062-0000	Dish and Cutlery Rental	0.00	8.33	-8.33	50.00	74.97	-24.97	100.00
4065-0000	Interest Income	196.78	708.33	-511.55	4,549.34	6,374.97	-1,825.63	8,500.00
4066-0000	Remote Control Sale	0.00	200.00	-200.00	3,400.00	1,800.00	1,600.00	2,400.00
4084-0000	Keys	0.00	0.00	0.00	30.00	0.00	30.00	0.00
	TOTAL OTHER	1,921.78	3,216.65	-1,294.87	32,316.28	28,949.85	3,366.43	38,600.00
	TOTAL INCOME	140,773.65	163,483.06	-22,709.41	1,328,734.41	1,471,347.54	-142,613.13	1,961,797.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,347.76	2,666.67	318.91	21,129.84	24,000.03	2,870.19	32,000.00
6208-0000	Building Maint. - Apartments	1,673.81	3,750.00	2,076.19	35,475.41	33,750.00	-1,725.41	45,000.00
6215-0000	Equipment Maint.-Apartments	1,053.24	5,416.67	4,363.43	36,104.84	48,750.03	12,645.19	65,000.00
6268-0050	Elevator Maint. - Apartments	238.10	1,875.00	1,636.90	14,200.65	16,875.00	2,674.35	22,500.00
6275-0000	Gate & Door Maint. - Apartment	0.00	416.67	416.67	2,442.53	3,750.03	1,307.50	5,000.00
6279-0000	Garbage Pick-up - Apts.	1,707.96	2,333.33	625.37	24,347.94	20,999.97	-3,347.97	28,000.00
	TOTAL EXPS. BEFORE UTILITIES	7,020.87	16,458.34	9,437.47	133,701.21	148,125.06	14,423.85	197,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	15,309.40	5,833.33	-9,476.07	50,259.74	52,499.97	2,240.23	70,000.00
6320-0000	Garbage Pick-up - Townhomes	6,332.29	6,666.67	334.38	58,541.79	60,000.03	1,458.24	80,000.00
	TOTAL OPERATING EXPS. - T.H.	21,641.69	12,500.00	-9,141.69	108,801.53	112,500.00	3,698.47	150,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,583.33	513.33	126,630.00	131,249.97	4,619.97	175,000.00
6425-0000	Drainage Repair & Maint-Ground	420.00	4,583.33	4,163.33	34,622.20	41,249.97	6,627.77	55,000.00
6435-0000	Plant Replacement & Imp-Ground	131.25	833.33	702.08	10,489.45	7,499.97	-2,989.48	10,000.00
6440-0000	Irrigation System	0.00	541.67	541.67	7,429.38	4,875.03	-2,554.35	6,500.00
6455-0000	Snow Removal	210.00	2,000.00	1,790.00	210.00	18,000.00	17,790.00	24,000.00
	TOTAL LANDS. & GROUNDS	14,831.25	22,541.66	7,710.41	179,381.03	202,874.94	23,493.91	270,500.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	2,280.00	2,916.67	636.67	37,240.04	26,250.03	-10,990.01	35,000.00
6515-0000	Equipment Rep. & Maint.-Common	0.00	1,250.00	1,250.00	8,906.55	11,250.00	2,343.45	15,000.00
6520-0000	Supplies Equipment - Common	438.34	1,250.00	811.66	9,978.72	11,250.00	1,271.28	15,000.00
6525-0000	Supplies Maintenance-Common	84.05	250.00	165.95	2,725.74	2,250.00	-475.74	3,000.00
6535-0000	Enterphone and Security	537.21	500.00	-37.21	2,831.24	4,500.00	1,668.76	6,000.00
6560-0000	Gate Repair & Maint. - Common	0.00	500.00	500.00	3,997.30	4,500.00	502.70	6,000.00
6565-0000	Pest Control - Common	1,284.04	1,666.67	382.63	11,349.55	15,000.03	3,650.48	20,000.00
	TOTAL REPAIR & MAINT.	4,623.64	8,333.34	3,709.70	77,029.14	75,000.06	-2,029.08	100,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
UTILITIES								
6576-0000	Electricity	116.00	166.67	50.67	985.42	1,500.03	514.61	2,000.00
6577-0000	Electricity Ponds - Common	343.00	416.67	73.67	3,197.00	3,750.03	553.03	5,000.00
6580-0000	Electricity Stream - Common	515.00	666.67	151.67	5,055.00	6,000.03	945.03	8,000.00
6595-0000	Telephone Caretaker	97.44	125.00	27.56	868.00	1,125.00	257.00	1,500.00
	TOTAL UTILITIES	1,071.44	1,375.01	303.57	10,105.42	12,375.09	2,269.67	16,500.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	1,890.00	208.33	-1,681.67	2,094.75	1,874.97	-219.78	2,500.00
6690-0000	Electricity - RV Lot	68.00	70.83	2.83	612.00	637.47	25.47	850.00
	TOTAL OPERATING EXPS-RV LOT	1,958.00	279.16	-1,678.84	2,706.75	2,512.44	-194.31	3,350.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	384.11	750.00	365.89	12,632.84	6,750.00	-5,882.84	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	336.00	2,083.33	1,747.33	8,566.70	18,749.97	10,183.27	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	380.00	200.00	-180.00	3,840.00	1,800.00	-2,040.00	2,400.00
6725-0000	Exercise Equip R & M-Rec Centr	915.29	1,000.00	84.71	2,915.38	9,000.00	6,084.62	12,000.00
6730-0000	Workshop R & M-Rec. Centre	11.15	83.33	72.18	247.71	749.97	502.26	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	225.00	1,000.00	775.00	19,684.43	9,000.00	-10,684.43	12,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	0.00	458.33	458.33	5,360.76	4,124.97	-1,235.79	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	23.50	208.33	184.83	2,563.60	1,874.97	-688.63	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
6764-0000	Electricity - Rec. Centre	1,661.00	1,875.00	214.00	14,949.00	16,875.00	1,926.00	22,500.00
6765-0000	Gas - Rec. Centre	753.96	2,000.00	1,246.04	8,400.43	18,000.00	9,599.57	24,000.00
	TOTAL OPER. EXPS-REC. CENTRE	4,690.01	9,741.65	5,051.64	79,160.85	87,674.85	8,514.00	116,900.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	5,453.92	5,666.67	212.75	45,567.47	51,000.03	5,432.56	68,000.00
6830-0000	Caretaker Assistant Wages	2,130.00	1,666.67	-463.33	11,242.50	15,000.03	3,757.53	20,000.00
6865-0000	R. C. Janitor Wages and Ben.	2,780.15	1,916.67	-863.48	18,567.35	17,250.03	-1,317.32	23,000.00
6875-0000	Payroll Costs	885.38	1,041.67	156.29	7,419.44	9,375.03	1,955.59	12,500.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	749.97	697.47	1,000.00
	TOTAL SALARIES & PAYROLL COSTS	11,249.45	10,375.01	-874.44	82,849.26	93,375.09	10,525.83	124,500.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	0.00	83.33	83.33	887.71	749.97	-137.74	1,000.00
6915-0000	Supplies	0.00	75.00	75.00	818.99	675.00	-143.99	900.00
6920-0000	Telephone & Cable - Office	406.28	375.00	-31.28	3,502.36	3,375.00	-127.36	4,500.00
	TOTAL OFFICE EXPENSES	406.28	533.33	127.05	5,209.06	4,799.97	-409.09	6,400.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	0.00	666.67	666.67	3,693.72	6,000.03	2,306.31	8,000.00
6975-0000	Council Expenses - Admin.	0.00	291.67	291.67	0.00	2,625.03	2,625.03	3,500.00
6980-0000	Legal Expenses	0.00	333.33	333.33	533.85	2,999.97	2,466.12	4,000.00
6983-0001	Records storage	210.00	0.00	-210.00	210.00	0.00	-210.00	0.00
6984-0000	Postage and Printing	1,218.46	1,166.67	-51.79	7,786.47	10,500.03	2,713.56	14,000.00
6985-0000	Insurance Appraisal	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6990-0000	Insurance Premiums	51,532.92	51,532.92	0.00	463,796.28	463,796.28	0.00	618,395.00
6992-0000	Insurance Carrying Charges	906.79	906.75	-0.04	8,161.11	8,160.75	-0.36	10,881.00
7000-0000	Management Fees	7,666.67	7,666.67	0.00	69,000.03	69,000.03	0.00	92,000.00
7010-0000	Property Taxes - Admin.	0.00	62.50	62.50	547.00	562.50	15.50	750.00
7020-0000	Security - Admin.	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
7023-0000	Emergency Preparedness	0.00	250.00	250.00	1,674.55	2,250.00	575.45	3,000.00
7025-0000	Bank Charges	13.00	16.67	3.67	132.00	150.03	18.03	200.00
7030-0000	Strata Web Site	125.13	33.33	-91.80	205.08	299.97	94.89	400.00
7050-0000	Miscellaneous	0.00	0.00	0.00	112.06	0.00	-112.06	0.00
7051-0000	Statutory Financial Review	0.00	83.33	83.33	751.80	749.97	-1.83	1,000.00
	TOTAL ADMINISTRATION EXPENSES	61,672.97	63,135.51	1,462.54	556,603.95	568,219.59	11,615.64	757,626.00
	TOTAL COMMON EXPENSES	100,503.04	116,314.67	15,811.63	993,045.46	1,046,832.03	53,786.57	1,395,776.00
	TOTAL EXPENSES	129,165.60	145,273.01	16,107.41	1,235,548.20	1,307,457.09	71,908.89	1,743,276.00
	NET INCOME (LOSS)	11,608.05	18,210.05	-6,602.00	93,186.21	163,890.45	-70,704.24	218,521.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	13,306.33	13,306.33	0.00	119,756.97	119,756.97	0.00	159,676.00
9262-0000	Utilities Interest Income	181.37	166.67	14.70	1,513.87	1,500.03	13.84	2,000.00
9264-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	45,323.82	45,324.00	-0.18	45,324.00
	TOTAL APARTMENT UTILITIES	13,487.70	13,473.00	14.70	166,594.66	166,581.00	13.66	207,000.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,255.00	2,750.00	495.00	20,295.00	24,750.00	4,455.00	33,000.00
9365-0000	Electricity Windsor	1,476.00	1,833.33	357.33	13,284.00	16,499.97	3,215.97	22,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
TOTAL ELECTRICITY - APART.	3,731.00	4,583.33	852.33	33,579.00	41,249.97	7,670.97	55,000.00
GAS - APARTMENTS							
9410-0000 Gas - Mayfair	2,009.17	2,666.67	657.50	14,017.25	24,000.03	9,982.78	32,000.00
9420-0000 Gas - Kensington	2,750.00	5,000.00	2,250.00	30,822.00	45,000.00	14,178.00	60,000.00
9430-0000 Gas - Windsor	3,406.71	5,000.00	1,593.29	21,357.78	45,000.00	23,642.22	60,000.00
TOTAL GAS - APARTMENTS	8,165.88	12,666.67	4,500.79	66,197.03	114,000.03	47,803.00	152,000.00
TOTAL UTILITIES - APARTMENT	11,896.88	17,250.00	5,353.12	99,776.03	155,250.00	55,473.97	207,000.00
NET INCOME (LOSS) UTILITIES	1,590.82	-3,777.00	5,367.82	66,818.63	11,331.00	55,487.63	0.00
REVENUE - WATER INCOME							
9650-0000 Water - Apartments	8,160.58	8,160.58	0.00	73,445.22	73,445.22	0.00	97,927.00
9700-0000 Water - Townhouses	11,934.83	11,934.83	0.00	107,413.47	107,413.47	0.00	143,218.00
9725-0000 Water - Interest Income	376.68	208.33	168.35	2,813.99	1,874.97	939.02	2,500.00
9745-0000 Prior Year Surplus (Deficit)	0.00	0.00	0.00	26,355.85	26,355.00	0.85	26,355.00
TOTAL WATER INCOME	20,472.09	20,303.74	168.35	210,028.53	209,088.66	939.87	270,000.00
WATER EXPENSE							
9850-0000 Water Usage	22,500.00	22,500.00	0.00	161,262.35	202,500.00	41,237.65	270,000.00
TOTAL WATER	22,500.00	22,500.00	0.00	161,262.35	202,500.00	41,237.65	270,000.00
NET INCOME (LOSS) WATER	-2,027.91	-2,196.26	168.35	48,766.18	6,588.66	42,177.52	0.00

JANUARY

Chelsea Gardens Events Calendar

UPCOMING EVENTS

Jan 1
Polar Bear
Plunge
@ 10:00 am

Jan 18
Clothing
Exchange
@ 1:00

Jan 23
Winterfest
(Cash Bar)
@ 4:30

Jan 25
Movie Night
@ 7:00

Jan 30
SC Dance in
the Fireside
(BYOB)
@ 7:00

SUN	MON	TUE	WED	THU	FRI	SAT
				1  POLAR BEAR PLUNGE DAY JAN 1	2 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night	3
4 Jan 18 Clothing Exchange @ 1:00	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	10
11 Jan 23 Winterfest (Cash Bar) @ 4:30	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	17
18 Jan 25 Movie Night @ 7:00	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 SC Pub Night WINTERFEST	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 Dance in the Fireside 	31

FEBRUARY

Chelsea Gardens Events Calendar

UPCOMING EVENTS

Feb 15
Movie Night
@ 7:00

Feb 21
Italian Night
(see poster)

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