



CrossRoads Management Ltd.

September 17, 2025

NOTICE TO OWNERS

Subject: Smoking on the Property – Working Towards a Community-Based Solution

The Strata Council is aware of the ongoing concerns related to smoking on the property, raised by both non-smokers and those who smoke. We understand that this is a sensitive issue that affects the comfort, health, and enjoyment of the property for all residents.

Be advised that the Strata Council is required to investigate and resolve valid complaints.

Please be assured that we are currently reviewing options and working towards a solution that strives to:

1. Respect the rights and health of non-smokers,
2. Consider the needs of residents who smoke, and
3. Remain compliant with the **Strata Property Act** and any applicable bylaws or regulations.

Our goal is to implement an approach that is **fair, lawful, and in the best interest of the entire community**. As part of this process, we may reach out for feedback, and any proposed changes will be clearly communicated to all owners and residents before decisions are finalized. Jesse will be contacting CHOA to see if there is any help that can be provided on how to accommodate this current situation.

We appreciate your patience and cooperation as we work towards a balanced solution.

If you have any questions or suggestions in the meantime, please contact jesse@crpm.ca

Sincerely,

Strata Council