

**CHELSEA GARDENS - LMS 1416**

**www.chelseatoday.org E-Mail: ross@crpm.ca / jesse@crpm.ca / bogdan@crpm.ca**

**COUNCIL MEETING MINUTES –TUESDAY, FEBRUARY 18, 2020 1:00 PM CLUBHOUSE LIBRARY**

**STRATA COUNCIL - 2019/2020**

**PRESIDENT**

Zenon Jalbert – TH-202

**VICE-PRESIDENT**

Murray Hill – K406

**SECRETARY**

Anita Thompson – W325

**TREASURER**

Victor Monasch- T153

**COUNCIL MEMBERS AT LARGE**

Ashley Orton – T243

Norm Reid – T302

Bill Zemianski – T329

**COMMITTEE ASSIGNMENTS**

Zenon – Executive, Bring Forward, Website

Murray – Townhouses, Irrigation

Bill – Clubhouse, Social Liaison, RV Liaison, Bylaws

Anita – Finance, Executive

Victor – Executive Committee

Ashley – Landscaping, Security, Volunteers, Ponds  
and Fountains

Norm – Apartments

**CLUBHOUSE OFFICE**

Valerie Morris

M, TU, TH, and F - 11:00 AM to Noon

Guest suite booking and Keys

**CARETAKERS**

John Unger - (604) 834-4578

(7:00 AM-3:00 PM-Monday-Friday)Valerie Morris –

Nights/Weekends

(5:00 PM-7:00 AM Monday-Friday)

(7:00AM-1:00PM Saturday)

(604) 834-4578

**STRATA MANAGERS**

Ross Ruddick – ross@crpm.ca

Jesse Train – jesse@crpm.ca

Bogdan – bogdan@crpm.ca

**CROSSROADS MANAGEMENT LTD.**

1001- 7445 132<sup>ND</sup> STREET,

SURREY, B.C. V3W 1J8

Phone: (778) 578-4445

Fax: (778) 578-4447

**EMERGENCY CONTACT**

24 HOUR SERVICE (778) 578-4445

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

**ATTENDANCE:**

Zenon Jalbert

Anita Thompson

Ashley Orton

Murray Hill

Norm Reid

Victor Monasch

Bill Zemianski

**REGRETS**

Jesse Train, Strata Manager

Ross Ruddick, Senior Strata Manager

**(1) CALL TO ORDER**

The meeting was called to order at 1:00 PM by Zenon, President, and a quorum being present.

**(2) HEARING**

An Owner requested a hearing before Council to discuss a recent by-law penalty. After they departed, the council discussed their presentation. One motion, to reduce the penalty to three months failed to get a majority. A second motion, to reduce the penalty to two months, was **MOVED/SECONDED** and was **CARRIED** by a majority.

**(3) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED** and **SECONDED** to adopt the minutes of the January 21, 2020 meeting noting that there were two errors. The January minutes had indicated approval of the minutes of November 19, 2019 rather than December 17, 2019 and the caretaker report had indicated it was from January not December. **CARRIED**

**(4) CARETAKER REPORT February 2020**

February has come and gone so quickly it's hard to believe we are so close to going to Daylight Savings again, (March 8). Spring is just around the corner and all the snow birds will soon be home.

The new carpet cleaning company has done their first clean of the

condos and from what we can see it appears an improvement to what we had. Trotter Morten has been held accountable for the work that is being done and so we move forward with reports from them to verify what's been done. There have been some issues but I will say that the company has been responsive to our requests and are looking forward to a good working relationship.

Edenflo was on site and scoped a problem drain we had and discovered that a 4" pipe had been flattened and was not allowing water to pass. Westech is doing the repair and we should have the hole filled up and looking like it should shortly. Edenflo was directed to scope a few more areas where we have drainage issues so we can determine a fix.

Stable Electrical will be starting the running of wire for the air cooling system up on the roofs of the condos. It has been some time in coming but is being started on Feb. 24<sup>th</sup> and then Trotter can hook up the units followed by testing the units.

Ants and mice seem to be abundant this year and it is wise to deal with them the moment you see them. The Flickers are also back and twitterpated, getting ready to find a mate. You might see or hear them tapping on the venting of your buildings sounding like a jack hammer. They have started to make holes in the stucco and if you see them please let me know so Jeff can repair.

There have been a few roof leaks as well as leaks from the deck drains. Please make sure that there is no debris plugging up the drain and the moment you see any yellowing in your ceiling please let me know so we can get the roofer up there to repair.

Please make sure that if you have company visiting for an extended period of time to remind them that our quiet time is from 11.00 pm. – 8.00 am., and slamming doors and loud conversation should be halted. It is also not acceptable to use your garage as sleeping quarters for visitors and is why we have guest rooms. If guests are staying for extended periods of time it should be noted with the office so that we know how many people are residing at the residence should there be an emergency. Guests are not permitted in the exercise room and can only be in the club house using the pool or hot tub accompanied by a registered owner.

McConky has been busy pruning our trees and removed an amazing amount of growth. There are still areas that need to be done and council is working on putting a plan together. Cracks in driveways or areas where water gathers when it rains should be noted and added to the list so either a drain of sorts can be put in or the concrete lifted.

If you have pressure washing you would like to have done Ivan will be available should you need him or if you would like to take on the job yourself let the office know and we can make arrangements to have the pressure washer dropped off.

The frost free hose bibs on the exterior for some units have become a problem with leaking. They are not easy to remove and Westech has given us a quote if we do many at one time. If you have an issue please let the office know and we will add you to the list

Recently we had a resident concerned that their storage locker had been tampered with but there was no sign of forced entry. Owners should, however, check their lockers periodically to make sure everything is as it should be and report anything suspicious.

I could go on but for now but for now we wait for spring, and the pool to open. As a final note I would like to thank all those that have done so much work over the past few weeks. Ed Kobus for fixing the exterior door of the hot tub room. Ashley Orton and Barry Miller for the hours of work they have done improving and upgrading our systems. Murray Hill and Jim Parker for getting the fans and motors back up and running in the workshop. I know I've missed many but the cost saving from volunteers cannot be overlooked.

John

**(5) FINANCIAL REPORT**

The Treasurer reviewed the Financial Statement for the month of January 2020 with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management.

**CARRIED**

The arrears were reviewed and they were minimal.

A GIC, in the amount of \$200,000.00, is expiring on February 25, 2020 and given that the current interest rates for GIC's are lower than the interest earned in the cash account, It **MOVED** and **SECONDED** to allow the GIC to lapse and place the funds into the CRF cash account.

**CARRIED**

**(6) BUSINESS ARISING FROM THE MINUTES**

- a. **Accessible report – Council** reviewed the report from Accessable BC regarding options for mobility improvements in the Kensington and this report indicates that there are a limited range of options due to building code requirements. Some recommendations can be acted on. **CARRIED**
- b. **Carpet Cleaning** – The carpet cleaning was recently completed. The stain in the 2<sup>nd</sup> floor of the Windsor could not be removed.
- c. **Kensington/Windsor carpet damage** – The council discussed the recommendations from CRS Carpet Cleaning and, although not repairable, some concerns can be addressed by a volunteer or staff.
- d. **MUA** – After a meeting with Trotter Morton and Council/Management the previous week, Trotter has offered a goodwill payment to compensate the Strata Corporation for issues arising from lack of communication. The Council requested that the Strata Manager present a request to improve the offer.
- e. **Windsor Lobby Update** – The Windsor lobby update is now complete.
- f. **Clubhouse Kitchen Tiles** – The replacement of kitchen ceiling tiles has been completed. Thank you to Greg Graham, Jim Parker and Murray Hill for installing the tiles.
- g. **60% balcony enclosures/full enclosures** – The Strata Managers reviewed the history of balcony enclosures on the townhomes. Prior to 2013, balcony enclosure requests were approved (upon request) with no restrictions. Following a decision by the City of Surrey that fully enclosing a balcony would not be permitted since it would increase the habitable square footage of a unit. In response

the 2013 Council passed a rule that limited the enclosure/wind barrier to 60% and this rule was ratified at the next AGM. Alteration approvals, subsequent to the passing of this rule, have imposed this requirement. There are a number of units that have not complied with this rule (after the rule was passed) and they will be compelled to make corrections. Some other owners may have done unauthorized alterations and they should contact CrossRoads.

- h. **Drainage Problems at TH units** – There were a couple of units where water was backing up into the garage due to a root blockage and a collapsed drain pipe. Volunteers dug out the area.
- i. **Rodent Issue** – Atlas Pest Control will be scheduling the exclusion of rodents on two townhouses.
- j. **Resolution and Nomination** – The resolution committee will be meeting on Monday, February 24, 2020. Nominations for Council remain open.
- k. **Parking letters to Contractors** – The strata management company has sent letters to all the trades we use at Chelsea Gardens with instructions about scheduling appointments in advance and parking in the designated parking areas.
- l. **Garage door Weather-stripping** – A number of garage doors requiring weather stripping will be done after the new budget and spending resolutions are approved.
- m. **Handicapped – FOB time** – The FOBS for the Apartment entrance Doors can be adjusted in their timing for owners who may have mobility issues. If you would like your FOB programmed, please contact Ashley Orton.
- n. **Visitor Parking Pass** – **Visitor Parking passes were distributed in the last set of minutes and are also available at the office and on the Chelsea Today website. Please ensure that your guests use these passes so as to ensure their vehicles are not towed away.**
- o. **Mechanical Contractor** – The council requested the strata managers to obtain quotation for the servicing of our various mechanical/plumbing and HVAC. The current contractor will also be included in the bid process.
- p. **Roof Doctor – Assessment** – The council requested the strata managers to follow up on the assessment.
- q. **HRT** – The Strata Manager provided Council with an update on a Human Rights action that was filed by an owner.
- r. **Elevator – Windsor** – Richmond Elevators is installing a program to track the issues on the Windsor elevator. This is to address the various issues we have had with this elevator.
- s. **Bylaw infractions** – The Strata Manager presented a settlement proposal to Council related to past issues with one townhome and, with some recommended changes, Council is prepared to accept the proposal as it would appear that the issues have come to an end.

## **(7) CORRESPONDENCE**

- An owner had contacted Council regarding the Vacant Property Tax and the status of the Resolution regarding this tax that had been approved at the last AGM. The Strata Manager advised Council that the Resolution had been forwarded to the BC Government. The Council notes that, going forward, owners who may be impacted by this legislation should be advocating with the Government and their MLA on their own.
- A Council member left the meeting while the rest of Council discussed a written request to plant replacement trees so as to provide privacy from an adjacent private property. The Council declined to spend strata funds on this but would be open to the owner submitting a follow up request for the owner to undertake (and pay) for this on their own. The proposed replacement tree or trees would need to be approved by our landscapers for suitability.
- Council received correspondence clarifying the occupancy of one unit. Council is satisfied that this is not a rental but simply being occupied by family until probate is obtained. Council notes that there is an over-height dog in residence and, since the occupants are now considered to be residents
- Council received correspondence confirming payment of a charge-back to an owner regarding work done on their windows that involved locks and hardware. The Council wishes to note to owners that, as per our bylaws, attached locks and hardware for doors and windows are the responsibility of the individual owner. If you are having issues with windows that are not locking, please see John Unger who will direct you to a reasonably priced trade to deal with them.
- An owner advised Council of a recent theft of small coins and a window cleaning blade from their unlocked vehicle sometime overnight. Please ensure vehicles are fully locked to protect yourself.
- Council received a complaint about activities at a townhouse but, given that the issue now appears to be resolved with this visitor, the complaint was tabled for now.
- An owner wrote Council about poor cell reception in their apartment. Given that owners, at the last AGM, turned down the installation of a cell tower, there is little that can be done. Individual owners should continue to complain to their cell providers about coverage in the general area so that additional cell towers can be added in other locations.
- A couple of alteration requests were received. Those owners will receive alteration letters. The Council members responsible for individual areas (apartments and townhomes) have indicated that they will do final inspections for compliance on approved alterations.

## **(8) COMMITTEE REPORTS**

- **TOWNHOUSES** – Most of the garage doors have been completed for this fiscal year. Jeff is to continue work on spindles as well as any identified repairs as funds remain in the spending resolution.

- **APARTMENTS** – Waiting for the completion of the air conditioning component of the MUA units with Stable Electrical pulling additional wire up from the parkade level.
- **CLUBHOUSE** – The cleaning company has been shown some cleaning concerns regarding the guest suites. There were some issues with the HVAC system into the workshop and the exercise room and, to save strata funds, these were addressed by volunteers. The Strata Council would like to thank Barry Miller, Jim Parker and Murray Hill for their hard work.
- **SAFETY AND SECURITY** – The new camera system work has been mostly completed and the camera resolution is much improved. The east gate and the front entry will be completed shortly.
- **LANDSCAPING** – The arborist has completed most of the designated arborist work.
- **BY-LAWS/RULES** – No Report. The Resolution Committee will address all proposed changes.
- **RV-LOT** – A Council member noted one unlicensed rig and the Strata Managers will check to see if a storage insurance policy is in place as required. All owners (whether parking in the RV lot, a townhouse driveway or in the apartment parkade s) are required to have their vehicles licensed and insured or to provide CrossRoads a copy of a storage policy if the vehicle is currently unlicensed.
- **ADMINISTRATION** – Council discussed some administrative issues regarding accumulated time and extra hours. The Strata Manager will follow-up with staff.
- **EMERGENCY PREPAREDNESS COMMITTEE** –. The February report is attached to these minutes.
- **SOCIAL COMMITTEE** – The March Social Calendar is attached and the Executive Summary of their most recent meeting is below:

#### **Chelsea Gardens' Social Committee Meeting February 2020**

We reviewed the events for January, and thought both the Pizza Night, and the Taste of Asia Night went over well. Although it apparently tasted better when heated, we probably won't order the Asian dessert again.

Planning is well underway for the February 14<sup>th</sup> pub Night. Ticket sales were going well.

Madan wasn't present to report on Shrove Tuesday Pancake Night planning, but he asked that we decide between two desserts, and informed us that more volunteers would be needed this year, since the Lion's Club would not be available to cook.

Planning is well underway for a Spring Dinner on March 28... We decided to have two seatings – 5:00 and 6:30. This will be a ham dinner, with salad, vegetables, scalloped potatoes, and dessert. We started making plans for Canada Day. Posters will be coming once we have more information to share.

## **(9) NEW BUSINESS**

- a. **Insurance** – The Strata Manager provided Council with an update on the renewal of the strata’s insurance policy. We have yet to see terms and pricing but, as owners are well aware from recent news articles, we can anticipate a large increase in the premium and a potentially large increase in the deductibles including for “All-Risks”, Water and Sewer. This will have a potential impact on each owner as their current homeowner policies are likely not to contain adequate coverage for those deductible increases. As soon as Council receives and approves the new policy, we will do an extensive method of providing every owner of the changes that they will need to incorporate in their home owner policies.
- b. **Gym and Workshop Thermostat** – Tabled until the next fiscal year.
- c. **Office Coverage for Val** – Anita Thompson has volunteered to cover when Val is on holidays to do guest suite bookings and FOB requests. Thank you Anita.
- d. **TELUS Marketing** – Telus requested to do another marketing event. The council approved earlier ones as the complex was having the TELUS upgrade to Fibre Optics. They do not feel an additional one is necessary or desired.
- e. **Scooter Parking** – An owner had requested temporary parking of a scooter and/or wheelchair in an electrical closet. BC Hydro will not permit this. John Unger has provided a storage place that will work for the owner.
- f. **Letting Floor Captains know about holidays** – Owners are asked to let their Floor Captains know when they will be away from their unit for holidays as the floor captains do go from suite to suite in an emergency.
- g. **FOB Admin Update** – Anita Thompson will volunteer in June/July to do another FOB reconciliation.
- h. **Swimming Pool Course** – Fraser Health is offering Swimming Pool Certification Courses in April and May. The course will certify the participants for the required twice daily testing of pools and hot tubs. While we have John and Val who are certified, it would be very useful to have additional volunteers certified so as to cover off holidays. The Strata Corporation will pay for the course. If you are interested, please contact the Strata Managers.
- i. **AED Unit in Clubhouse** – This unit was originally funded by the golf tournament. There may be some items (i.e. paddles) that need replacing and this will be done. The list of certified AED operators will be updated.
- j. **Annual General Meeting Package** – The AGM is scheduled for Monday, April 20<sup>th</sup> and the Strata Manager indicated that the draft package will be ready for Council review at the March meeting. Once revised and approved by Council, the package will be ready for on-site distribution by volunteers by no later than March 25<sup>th</sup>. A schedule of the distribution times/locations will then be posted. This type of distribution saves the Strata considerable funds on postage.

**(10) ADJOURNMENT**

- The meeting was adjourned at 4:25 PM.
- The next council meeting is Tuesday, March 17, 2020 – 1:00 PM - Clubhouse library

Ross Ruddick, Jesse Train, Strata Managers – CrossRoads Management

*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 worth 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 website.*

**CrossRoads Management - EMERGENCY CONTACT- 24 HOUR SERVICE - (778) 578-4445**

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

***Spring and summer is on its way. Our roads are also our sidewalks....please watch your speed.***



**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**January 2020**  
**AS OF THE 11TH MONTH ENDING JANUARY 31, 2020**

Page 1  
02/14/2020  
03:38 PM

Prepared For:  
Strata Plan LMS1416  
Surrey, BC  
  
Surrey, BC

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 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	53,203.48
1027-0000 Bank - Water Surcharge	51,906.35
1028-1300 Bank - Golf Tournament Funds	3,056.58
1029-0000 Bank - Apt Utilities	15,569.71
1030-0000 Bank - Exercise Room	1,194.22
1040-0000 Bank - Social Committee	5,505.45
1200-0000 Prepaid Insurance	23,100.11
1205-0000 Prepaid Expenses	5,693.61
1220-0000 Caretaker Suite	74,305.56
1300-0000 Accounts Receivable	1,395.81

**TOTAL ASSETS**

235,148.23

**LIABILITIES**

2010-0000 Accounts Payable	20,881.17
2014-0000 Accrued Water & Sewer	44,459.01
2017-0000 Social Committee Fund	5,505.45
2018-0000 Exercise Room	1,194.22
2019-0000 Golf Tournament Fund	3,056.58
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	23,100.11
2170-0000 Vacation Payable	2,137.23
2250-0000 Pre-Paid Fees	477.60

**TOTAL LIABILITIES**

101,111.37

**OWNERS' EQUITY**

3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	15,884.68
3510-0000 Net Income - Current Year	33,235.54
3510-2000 Net Income - Utilities	3,163.74
3510-3000 Net Income - Water & Sewer	7,447.34

**TOTAL OWNERS' EQUITY**

134,036.86

**TOTAL LIABILITIES AND EQUITY**

235,148.23

Date: Feb. 14/2020  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (Ims1416)**  
**January 2020**  
**AS OF THE 11TH MONTH ENDING JANUARY 31, 2020**

Prepared For:  
Strata Plan LMS1416  
Surrey, BC  
  
Surrey, BC

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-0000 Strata Fees	44,943.96	44,943.83	0.13	0.00	494,383.56	494,382.13	1.43	0.00	539,326.00
4012-0000 CRF Strata Fees - Apart	-12,027.83	-12,027.83	0.00	0.00	-132,306.13	-132,306.13	0.00	0.00	-144,334.00
4015-0000 Parking & Scooter Parki	686.00	208.33	477.67	229.2	5,341.00	2,291.63	3,049.37	133.0	2,500.00
4022-0000 Move in/out	100.00	66.67	33.33	49.99	1,000.00	733.37	266.63	36.36	800.00
4025-0000 Prior Year Surplus (Defic	2,534.92	2,534.92	0.00	0.00	27,884.12	27,884.12	0.00	0.00	30,419.00
<b>TOTAL</b>	<b>36,237.05</b>	<b>35,725.92</b>	<b>511.13</b>	<b>1.43</b>	<b>396,302.55</b>	<b>392,985.12</b>	<b>3,317.43</b>	<b>0.84</b>	<b>428,711.00</b>
4030-0000 Strata Fees	80,877.17	80,877.17	0.00	0.00	889,648.87	889,648.87	0.00	0.00	970,526.00
4032-0000 CRF Strata Fees - Town	-26,168.00	-26,168.00	0.00	0.00	-287,848.00	-287,848.00	0.00	0.00	-314,016.00
4037-0000 Prior Year Surplus	2,974.42	2,974.42	0.00	0.00	32,718.62	32,718.62	0.00	0.00	35,693.00
<b>TOTAL</b>	<b>57,683.59</b>	<b>57,683.59</b>	<b>0.00</b>	<b>0.00</b>	<b>634,519.49</b>	<b>634,519.49</b>	<b>0.00</b>	<b>0.00</b>	<b>692,203.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	250.00	83.33	166.67	200.0	1,180.00	916.63	263.37	28.73	1,000.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	6,600.00	6,600.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	765.00	733.33	31.67	4.32	7,990.00	8,066.63	-76.63	-0.95	8,800.00
4055-0000 R.V. Parking	800.00	650.00	150.00	23.08	9,105.00	7,150.00	1,955.00	27.34	7,800.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	300.00	0.00	300.00	0	0.00
4062-0000 Dish and Cutlery Rental	0.00	0.00	0.00	0	50.00	0.00	50.00	0	0.00
4065-0000 Interest Income	193.09	100.00	93.09	93.09	2,086.65	1,100.00	986.65	89.70	1,200.00
4066-0000 Remote Control Sale	75.00	125.00	-50.00	-40.00	2,355.00	1,375.00	980.00	71.27	1,500.00
4084-0000 Keys	0.00	0.00	0.00	0	30.00	0.00	30.00	0	0.00
<b>TOTAL OTHER</b>	<b>2,683.09</b>	<b>2,291.66</b>	<b>391.43</b>	<b>17.08</b>	<b>29,696.65</b>	<b>25,208.26</b>	<b>4,488.39</b>	<b>17.81</b>	<b>27,500.00</b>
<b>TOTAL INCOME</b>	<b>96,603.73</b>	<b>95,701.17</b>	<b>902.56</b>	<b>0.94</b>	<b>1,060,518.69</b>	<b>1,052,712.87</b>	<b>7,805.82</b>	<b>0.74</b>	<b>1,148,414.00</b>
6030-0000 Apt Janitor/Contract Ser	1,450.00	1,500.00	50.00	3.33	15,477.50	16,500.00	1,022.50	6.20	18,000.00
6208-0000 Building Maint. - Apartm	2,658.96	4,102.00	1,443.04	35.18	51,529.23	45,122.00	-6,407.23	-14.20	49,224.00
6215-0000 Equipment Maint.-Apart	4,106.49	4,080.17	-26.32	-0.65	46,853.16	44,881.87	-1,971.29	-4.39	48,962.00
6268-0050 Elevator Maint. - Apartm	1,681.44	1,291.67	-389.77	-30.18	16,547.69	14,208.37	-2,339.32	-16.46	15,500.00
6275-0000 Gate & Door Maint. - Ap	154.00	583.33	429.33	73.60	2,955.73	6,416.63	3,460.90	53.94	7,000.00
6279-0000 Garbage Pick-up - Apts.	1,694.63	1,878.58	183.95	9.79	19,826.44	20,664.38	837.94	4.05	22,543.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>11,745.52</b>	<b>13,435.75</b>	<b>1,690.23</b>	<b>12.58</b>	<b>153,189.75</b>	<b>147,793.25</b>	<b>-5,396.50</b>	<b>-3.65</b>	<b>161,229.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	623.59	4,605.42	3,981.83	86.46	54,234.66	50,659.62	-3,575.04	-7.06	55,265.00
6320-0000 Garbage Pick-up - Town	4,437.83	4,583.33	145.50	3.17	50,144.23	50,416.63	272.40	0.54	55,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>5,061.42</b>	<b>9,188.75</b>	<b>4,127.33</b>	<b>44.92</b>	<b>104,378.89</b>	<b>101,076.25</b>	<b>-3,302.64</b>	<b>-3.27</b>	<b>110,265.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	11,550.00	11,550.00	0.00	0.00	127,396.50	127,050.00	-346.50	-0.27	138,600.00
6425-0000 Drainage Repair & Maint	1,022.36	416.67	-605.69	-145.3	1,022.36	4,583.37	3,561.01	77.69	5,000.00
6435-0000 Plant Replacement & Im	0.00	1,416.67	1,416.67	100.0	16,867.62	15,583.37	-1,284.25	-8.24	17,000.00
6440-0000 Irrigation System	0.00	333.33	333.33	100.0	2,054.16	3,666.63	1,612.47	43.98	4,000.00
6455-0000 Snow Removal	9,163.78	833.33	-8,330.45	-99.6	10,874.87	9,166.63	-1,708.24	-18.64	10,000.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>21,736.14</b>	<b>14,550.00</b>	<b>-7,186.14</b>	<b>-49.39</b>	<b>158,215.51</b>	<b>160,050.00</b>	<b>1,834.49</b>	<b>1.15</b>	<b>174,600.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	437.50	2,000.00	1,562.50	78.13	13,634.64	22,000.00	8,365.36	38.02	24,000.00
6515-0000 Equipment Rep. & Maint	292.99	1,583.33	1,290.34	81.50	5,257.62	17,416.63	12,159.01	69.81	19,000.00
6520-0000 Supplies Equipment - Co	0.00	666.67	666.67	100.0	5,030.11	7,333.37	2,303.26	31.41	8,000.00
6525-0000 Supplies Maintenance-C	0.00	166.67	166.67	100.0	2,290.48	1,833.37	-457.11	-24.93	2,000.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	89.87	458.37	368.50	80.39	500.00
6535-0000 Enterphone and Security	2,877.87	291.67	-2,586.20	-88.6	4,455.40	3,208.37	-1,247.03	-38.87	3,500.00
6560-0000 Gate Repair & Maint. - C	0.00	333.33	333.33	100.0	218.69	3,666.63	3,447.94	94.04	4,000.00
6565-0000 Pest Control - Common	719.69	583.33	-136.36	-23.38	4,310.23	6,416.63	2,106.40	32.83	7,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>4,328.05</b>	<b>5,666.67</b>	<b>1,338.62</b>	<b>23.62</b>	<b>35,287.04</b>	<b>62,333.37</b>	<b>27,046.33</b>	<b>43.39</b>	<b>68,000.00</b>

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**January 2020**

**AS OF THE 11TH MONTH ENDING JANUARY 31, 2020**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>UTILITIES</b>									
6576-0000 Electricity	194.00	250.00	56.00	22.40	2,309.00	2,750.00	-441.00	16.04	3,000.00
6577-0000 Electricity Ponds - Com	422.00	416.67	-5.33	-1.28	4,282.00	4,583.37	301.37	6.58	5,000.00
6580-0000 Electricity Stream - Com	638.00	708.33	70.33	9.93	7,018.00	7,791.63	773.63	9.93	8,500.00
6595-0000 Telephone Caretaker	67.20	75.00	7.80	10.40	808.64	825.00	16.36	1.98	900.00
<b>TOTAL UTILITIES</b>	<b>1,321.20</b>	<b>1,450.00</b>	<b>128.80</b>	<b>8.88</b>	<b>14,417.64</b>	<b>15,950.00</b>	<b>1,532.36</b>	<b>9.61</b>	<b>17,400.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	125.75	125.00	-0.75	-0.60	1,200.75	1,375.00	174.25	12.67	1,500.00
6690-0000 Electricity - RV Lot	65.00	75.00	10.00	13.33	715.00	825.00	110.00	13.33	900.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>190.75</b>	<b>200.00</b>	<b>9.25</b>	<b>4.63</b>	<b>1,915.75</b>	<b>2,200.00</b>	<b>284.25</b>	<b>12.92</b>	<b>2,400.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	1,386.00	833.33	-552.67	-66.32	9,359.38	9,166.63	-192.75	-2.10	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	1,828.73	1,250.00	-578.73	-46.30	22,208.01	13,750.00	-8,458.01	-61.51	15,000.00
6715-0000 Lock Up Costs - Rec. Ce	135.00	175.00	40.00	22.86	1,567.38	1,925.00	357.62	18.58	2,100.00
6720-0000 Guest Suites Telephone-	50.68	100.00	49.32	49.32	567.58	1,100.00	532.42	48.40	1,200.00
6725-0000 Exercise Equip R & M-R	0.00	250.00	250.00	100.0	1,448.07	2,750.00	1,301.93	47.34	3,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.0	51.49	1,375.00	1,323.51	96.26	1,500.00
6735-0000 Pool Repair & Maint.-Re	888.58	708.33	-180.25	-25.45	7,529.30	7,791.63	262.33	3.37	8,500.00
6740-0000 Pool Supplies & Chemic	69.69	291.67	221.98	76.11	4,033.22	3,208.37	-824.85	-25.71	3,500.00
6750-0000 Cleaning Supplies-Rec.	0.00	200.00	200.00	100.0	1,516.87	2,200.00	683.13	31.05	2,400.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	916.63	916.63	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,929.00	1,933.33	4.33	0.22	20,594.00	21,266.63	672.63	3.16	23,200.00
6765-0000 Gas - Rec. Centre	1,819.17	1,108.33	-710.84	-64.14	12,904.61	12,191.63	-712.98	-5.85	13,300.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>8,106.85</b>	<b>7,058.32</b>	<b>-1,048.53</b>	<b>-14.86</b>	<b>81,779.91</b>	<b>77,641.52</b>	<b>-4,138.39</b>	<b>-5.33</b>	<b>84,700.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	4,628.49	5,250.00	621.51	11.84	55,654.94	57,750.00	2,095.06	3.63	63,000.00
6830-0000 Caretaker Assistant Wag	1,458.34	1,625.00	166.66	10.26	15,570.65	17,875.00	2,304.35	12.89	19,500.00
6865-0000 R. C. Janitor Wages and	1,821.75	1,875.00	53.25	2.84	19,955.14	20,625.00	669.86	3.25	22,500.00
6875-0000 Payroll Costs	891.77	750.00	-141.77	-18.90	9,253.38	8,250.00	-1,003.38	-12.16	9,000.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	1,257.85	1,375.00	117.15	8.52	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>8,800.35</b>	<b>9,625.00</b>	<b>824.65</b>	<b>8.57</b>	<b>101,691.96</b>	<b>105,875.00</b>	<b>4,183.04</b>	<b>3.95</b>	<b>115,500.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	93.29	366.63	273.34	74.55	400.00
6915-0000 Supplies	21.80	83.33	61.53	73.84	954.06	916.63	-37.43	-4.08	1,000.00
6920-0000 Telephone & Cable - Offi	423.11	425.00	1.89	0.44	4,672.41	4,675.00	2.59	0.06	5,100.00
<b>TOTAL OFFICE EXPENSES</b>	<b>444.91</b>	<b>541.66</b>	<b>96.75</b>	<b>17.86</b>	<b>5,719.76</b>	<b>5,958.26</b>	<b>238.50</b>	<b>4.00</b>	<b>6,500.00</b>
<b>ADMINISTRATION</b>									
6970-0000 AGM Expenses - Admin.	0.00	375.00	375.00	100.0	4,529.02	4,125.00	-404.02	-9.79	4,500.00
6975-0000 Council Expenses - Adm	0.00	241.67	241.67	100.0	3,386.81	2,658.37	-728.44	-27.40	2,900.00
6980-0000 Legal Expenses	25.00	83.33	58.33	70.00	265.39	916.63	651.24	71.05	1,000.00
6984-0000 Postage and Printing	2,072.48	1,416.67	-655.81	-46.29	16,774.02	15,583.37	-1,190.65	-7.64	17,000.00
6990-0000 Insurance Premiums	23,100.08	23,045.92	-54.16	-0.24	254,100.88	253,505.12	-595.76	-0.24	276,551.00
6992-0000 Insurance Carrying Char	599.17	599.17	0.00	0.00	6,590.87	6,590.87	0.00	0.00	7,190.00
7000-0000 Management Fees	5,785.74	5,785.75	0.01	0.00	63,643.14	63,643.25	0.11	0.00	69,429.00
7010-0000 Property Taxes - Admin.	0.00	37.50	37.50	100.0	325.00	412.50	87.50	21.21	450.00
7020-0000 Security - Admin.	3,468.17	2,333.33	-1,134.84	-48.64	20,488.83	25,666.63	5,177.80	20.17	28,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	110.00	137.50	27.50	20.00	150.00
7030-0000 Strata Web Site	79.99	37.50	-42.49	-113.3	261.82	412.50	150.68	36.53	450.00
7050-0000 Miscellaneous	0.00	0.00	0.00	0	34.76	0.00	-34.76	0	0.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	176.40	183.37	6.97	3.80	200.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>35,140.63</b>	<b>33,985.01</b>	<b>-1,155.62</b>	<b>-3.40</b>	<b>370,686.94</b>	<b>373,835.11</b>	<b>3,148.17</b>	<b>0.84</b>	<b>407,820.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>80,068.88</b>	<b>73,076.66</b>	<b>-6,992.22</b>	<b>-9.57</b>	<b>769,714.51</b>	<b>803,843.26</b>	<b>34,128.75</b>	<b>4.25</b>	<b>876,920.00</b>
<b>TOTAL EXPENSES</b>	<b>96,875.82</b>	<b>95,701.16</b>	<b>-1,174.66</b>	<b>-1.23</b>	<b>1,027,283.15</b>	<b>1,052,712.76</b>	<b>25,429.61</b>	<b>2.42</b>	<b>1,148,414.00</b>
<b>NET INCOME (LOSS)</b>	<b>-272.09</b>	<b>0.01</b>	<b>-272.10</b>	<b>-2,721</b>	<b>33,235.54</b>	<b>0.11</b>	<b>33,235.43</b>	<b>30,21</b>	<b>0.00</b>
<b>REVENUE UTILITIES</b>									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	9,859.00	9,859.00	0.00	0.00	108,449.00	108,449.00	0.00	0.00	118,308.00
9262-0000 Utilities Interest Income	37.05	0.00	37.05	0	451.92	0.00	451.92	0	0.00

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**January 2020**

**AS OF THE 11TH MONTH ENDING JANUARY 31, 2020**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	13,873.74	13,874.00	-0.26	0.00	13,874.00
Total Apartment Utilities	9,896.05	9,859.00	37.05	0.38	122,774.66	122,323.00	451.66	0.37	132,182.00
<b>UTILITY EXPENSES</b>									
<b>Hydro - Apartments</b>									
9360-0000 Electricity Kens & Mayfai	2,282.00	2,416.67	134.67	5.57	25,102.00	26,583.37	1,481.37	5.57	29,000.00
9365-0000 Electricity Windsor	1,448.00	1,583.33	135.33	8.55	15,928.00	17,416.63	1,488.63	8.55	19,000.00
Total Electricity - Apart.	3,730.00	4,000.00	270.00	6.75	41,030.00	44,000.00	2,970.00	6.75	48,000.00
<b>Gas - Apartments</b>									
9410-0000 Gas - Mayfair	2,760.73	1,664.75	-1,095.98	-65.83	18,168.81	18,312.25	143.44	0.78	19,977.00
9420-0000 Gas - Kensington	4,497.19	2,587.75	-1,909.44	-73.79	28,952.44	28,465.25	-487.19	-1.71	31,053.00
9430-0000 Gas - Windsor	5,148.05	2,762.67	-2,385.38	-86.34	31,459.67	30,389.37	-1,070.30	-3.52	33,152.00
Total Gas - Apartment	12,405.97	7,015.17	-5,390.80	-76.84	78,580.92	77,166.87	-1,414.05	-1.83	84,182.00
TOTAL UTILITIES - APARTMENT	16,135.97	11,015.17	-5,120.80	-46.49	119,610.92	121,166.87	1,555.95	1.28	132,182.00
NET INCOME (LOSS) UTILITIES	-6,239.92	-1,156.17	-5,083.75	-439.7	3,163.74	1,156.13	2,007.61	173.6	0.00
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	5,120.00	5,120.00	0.00	0.00	56,320.00	56,320.00	0.00	0.00	61,440.00
9700-0000 Water - Townhouses	7,488.00	7,488.00	0.00	0.00	82,368.00	82,368.00	0.00	0.00	89,856.00
9725-0000 Water - Interest Income	107.78	0.00	107.78	0	1,542.06	0.00	1,542.06	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	26,539.65	26,540.00	-0.35	0.00	26,540.00
TOTAL WATER INCOME	12,715.78	12,608.00	107.78	0.85	166,769.71	165,228.00	1,541.71	0.93	177,836.00
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	14,819.67	14,819.67	0.00	0.00	159,322.37	163,016.37	3,694.00	2.27	177,836.00
TOTAL WATER	14,819.67	14,819.67	0.00	0.00	159,322.37	163,016.37	3,694.00	2.27	177,836.00
NET INCOME (LOSS) WATER	-2,103.89	-2,211.67	107.78	4.87	7,447.34	2,211.63	5,235.71	236.7	0.00

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**January 2020**  
**AS OF THE 11TH MONTH ENDING JANUARY 31, 2020**

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Prepared For:  
Strata Plan LMS 1416 - CRF

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

**ASSETS**

1025-0000 Bank - Westminster - Contingency	1,787,292.06
1038-1237 WSCU GIC - 2.5% - Feb.25/20	200,000.00
1038-1238 WSCU GIC - 2.5% - Apr.26/20	300,000.00
1038-1242 WSCU GIC - 2.4040% - Jun.01/20	300,000.00
1109-0100 Due to CRF from Operating-Insurance	23,100.12

**TOTAL ASSETS**

2,610,392.18

**LIABILITIES**

2012-2500 Accrued Expenses	1,664.40
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**TOTAL LIABILITIES**

1,664.40

**OWNERS' EQUITY**

3500-0000 Net Income - Prior Years	2,276,165.64
3510-0000 Net Income - Current Year	332,562.14

**TOTAL OWNERS' EQUITY**

2,608,727.78

**TOTAL LIABILITIES AND EQUITY**

2,610,392.18

Date: Feb. 14, 2020  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**January 2020**  
**AS OF THE 11TH MONTH ENDING JANUARY 31, 2020**

Prepared For:  
Strata Plan LMS 1416 - CRF

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
<b>INCOME</b>									
4010-5000 Strata Fees - Apartment	12,027.83	12,027.83	0.00	0.00	132,306.13	132,306.13	0.00	0.00	144,334.00
4010-6000 Strata Fees - Townhome	26,168.00	26,168.00	0.00	0.00	287,848.00	287,848.00	0.00	0.00	314,016.00
<b>TOTAL</b>	<b>38,195.83</b>	<b>38,195.83</b>	<b>0.00</b>	<b>0.00</b>	<b>420,154.13</b>	<b>420,154.13</b>	<b>0.00</b>	<b>0.00</b>	<b>458,350.00</b>
4031-0000 Interest Income	3,713.64	0.00	3,713.64	0	52,243.10	0.00	52,243.10	0	0.00
4031-6000 Interest Income- Insur. L	599.17	0.00	599.17	0	6,590.87	0.00	6,590.87	0	0.00
<b>TOTAL</b>	<b>4,312.81</b>	<b>0.00</b>	<b>4,312.81</b>	<b>0</b>	<b>58,833.97</b>	<b>0.00</b>	<b>58,833.97</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>42,508.64</b>	<b>38,195.83</b>	<b>4,312.81</b>	<b>11.29</b>	<b>478,988.10</b>	<b>420,154.13</b>	<b>58,833.97</b>	<b>14.00</b>	<b>458,350.00</b>
6276-2019 Windsor Lobby/Parkade	0.00	2,916.67	2,916.67	100.0	31,270.40	32,083.37	812.97	2.53	35,000.00
6278-2019 Apt MUA Replacement	939.28	15,000.00	14,060.72	93.74	15,133.04	165,000.00	149,866.96	90.83	180,000.00
6280-2019 Apartment Heating Syste	0.00	0.00	0.00	0	14,302.05	0.00	-14,302.05	0	0.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>939.28</b>	<b>17,916.67</b>	<b>16,977.39</b>	<b>94.76</b>	<b>60,705.49</b>	<b>197,083.37</b>	<b>136,377.88</b>	<b>69.20</b>	<b>215,000.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6342-2019 2019 Townhouse Envelo	0.00	7,500.00	7,500.00	100.0	47,090.97	82,500.00	35,409.03	42.92	90,000.00
6344-2019 Garage Doors	0.00	2,083.33	2,083.33	100.0	12,621.00	22,916.63	10,295.63	44.93	25,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>0.00</b>	<b>9,583.33</b>	<b>9,583.33</b>	<b>100.0</b>	<b>59,711.97</b>	<b>105,416.63</b>	<b>45,704.66</b>	<b>43.36</b>	<b>115,000.00</b>
<b>COMMON EXPENSES</b>									
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6511-2019 Landscaping Remediatio	210.00	2,916.67	2,706.67	92.80	26,008.50	32,083.37	6,074.87	18.93	35,000.00
6512-2019 Accessibility Improveme	0.00	1,666.67	1,666.67	100.0	0.00	18,333.37	18,333.37	100.0	20,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>210.00</b>	<b>4,583.34</b>	<b>4,373.34</b>	<b>95.42</b>	<b>26,008.50</b>	<b>50,416.74</b>	<b>24,408.24</b>	<b>48.41</b>	<b>55,000.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>210.00</b>	<b>4,583.34</b>	<b>4,373.34</b>	<b>95.42</b>	<b>26,008.50</b>	<b>50,416.74</b>	<b>24,408.24</b>	<b>48.41</b>	<b>55,000.00</b>
<b>TOTAL EXPENSES</b>	<b>1,149.28</b>	<b>32,083.34</b>	<b>30,934.06</b>	<b>96.42</b>	<b>146,425.96</b>	<b>352,916.74</b>	<b>206,490.78</b>	<b>58.51</b>	<b>385,000.00</b>
<b>NET INCOME (LOSS)</b>	<b>41,359.36</b>	<b>6,112.49</b>	<b>35,246.87</b>	<b>576.6</b>	<b>332,562.14</b>	<b>67,237.39</b>	<b>265,324.75</b>	<b>394.6</b>	<b>73,350.00</b>
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									



# CHELSEA GARDENS EMERGENCY PREPAREDNESS

**February 2020**

*Chelsea Program Goal – To ensure to the best of our abilities that, following an emergency event, Chelsea Gardens residents and visitors are kept safe from any subsequent hazards, treated immediately and effectively for injuries incurred, transported to medical care as soon as practical, if necessary, provided with care, shelter, food and water in the period immediately following the event and that property, facilities and equipment are protected from further damage.*

**This is the second in our series of reports on the teams that comprise the Emergency Preparedness Response Program.**

The Care and Shelter Team are tasked with providing assistance to our residents during emergencies where as a result of an injury to the person or damage to their building, they cannot remain in their residence.

The leader of the team is Margy Jalbert and the rest of the team includes Marie Orton and Joei Carlton Hossack. This is a very small hard working group with major responsibilities during an emergency. They would appreciate having more volunteers join their team. They generally meet once every few months. Some of the activities that take place include learning trauma care (through a free on-line course), ordering, collecting and storing emergency supplies, and strategizing and idea sharing in preparation for emergencies, and participating in emergency exercises at Chelsea. Their current project is helping to develop a community-wide emergency plan. When asked what they enjoyed about being a volunteer in this program, they responded that “meeting new people, making and strengthening friendships and working together for our Chelsea community is satisfying.”

### **Amateur Radio Operator Needed**

The Chelsea Emergency Program intends to acquire an Amateur Radio unit to be able to communicate outside Chelsea Gardens in a large emergency. Have you ever considered becoming a “Ham Radio” operator? Perhaps you had some experience using this type of equipment earlier in your life? The Emergency Response Program at Chelsea Gardens could use your help. If you are interested, training and all equipment would be provided at no cost to you.



Please contact Doug McLeod for further information.

**Volunteers are always needed because many Chelsea residents travel, so please get involved, in any way you can, and call Doug McLeod (Head of Leadership Team) at 604-996-3504 or email Doug at [kdmcleod@telus.net](mailto:kdmcleod@telus.net) . All Chelsea volunteers would love to have you on board.**

**CHELSEA GARDENS EMERGENCY PREPAREDNESS VOLUNTEER TEAMS --- Leadership Team, First Aid Team, Utilities & Fire Suppression Team, Damage Assessment / Search & Rescue Team, Care & Shelter Team. Pet Care Team. Communications & Transportation Team. Personal Preparedness Team**



# March 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	2 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	3 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	4 Coffee 9:45 am Whist 7 pm Poker 7 pm	5 Dance 4:45-6:45 Euchre 7 pm Bridge 6:45 pm	6 Pub Night 5:00 - 7:00pm	7
8 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	9 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	10 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	11 Coffee 9:45 am Whist 7 pm Poker 7 pm	12 Dance 4:45-6:45 Euchre 7 pm Bridge 6:45 pm	13  Pub Night 4:30 - 7:00pm	14
15 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	16 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	17 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	18 Coffee 9:45 am Whist 7 pm Poker 7 pm Wine Club 7:00	19 Dance 4:45-6:45 Euchre 7 pm Bridge 6:45 pm Ladies Lunch 11:45am	20 Pub Night 5:00 - 7:00pm Sing-Along 5:30 pm	21
22 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	23 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	24 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	25 Coffee 9:45 am Whist 7 pm Poker 7 pm	26 Dance 4:45-6:45 Euchre 7 pm Bridge 6:45 pm	27 Pub Night 5:00 - 7:00pm	28  SPRING DINNER 5:00 pm OR 6:30pm
29 CINEMA TICKET *** ADMIT ONE *** 231799	30 Arts & Crafts 1-4 Canasta 6:45 pm Ladies' Snooker 7 pm	31 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	<p><b>EXERCISES in the Fireside Room</b></p> <p>Monday &amp; Thursday - Weights &amp; Bands.....9:00 am            Monday &amp; Thursday - Walk Away the Pounds....9:30 am            Tuesday &amp; Fridays - Osteo.....9:00 am</p>			

**MARCH  
SPECIAL EVENTS**  
at a glance

Sunday, March 8 -  
Movie Night  
7:00pm

**SATURDAY,**  
March 28 -  
**SPRING DINNER**  
Two Seatings  
5:00pm OR 6:30 pm  
Bar opens at 4:30

Sunday, March 29 -  
Movie Night  
7:00pm

**SPRING  
DINNER**  
**SATURDAY,**  
March 28

Celebrate spring with us at this **SATURDAY** evening event. There are **TWO** seating times to choose from. See poster for further details.

# CHELSEA GARDENS

LMS1416

## VISITOR PARKING PASS

UNIT # \_\_\_\_\_

PARKING PASSES MUST BE DISPLAYED ON THE DASH AND  
VISIBLE FROM THE EXTERIOR

- Visitor parking is for visitors only
- NOT valid for residents
- An owner, occupant, tenant or visitor shall not park, or allow to be parked, any vehicle in any area designated or marked as a "Fire Lane" unless they are a service vehicle or loading or unloading an RV.
- Vehicles shall not be backed into townhouse visitor parking stalls.
- Vehicles cannot park in any parking stall where the vehicle extends past the apron in a townhouse driveway and past the painted lines in the apartment parkades or townhouse visitor parking locations.
- Any guest planning to utilize the visitor parking for more than 48 hours and up to seven days shall notify the Caretaker. The maximum permitted parking by a visitor shall be no longer than seven days in any ninety day period without council permission.

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