

To Owners,

**KEYS** - In the email of March 4, 2024, we asked Owners to contact Diane at [dfletcher@telus.net](mailto:dfletcher@telus.net) if they had any Strata keys. To clarify, we **do not** need to know about your personal/house keys. We only need to know if Owners have Strata keys (some examples are Shed keys, Mechanical Room Key, Fire Cabinet key, Dead Bolt key, Strata Office key, Pool Shed key, etc.)

### **Follow-up on Minutes from February 15, 2024 Council Meeting**

Unfortunately, we were unable to purchase the C-Can. We will continue to look for a secure, waterproof storage unit to meet the Strata's needs.

### **Service Requests**

Dona, Jae, Brenda and I went through the 2022 and 2023 Service Requests. We identified several common requests that are the Owner's responsibility and not the responsibility of Strata. I am sharing some information you may find useful to deal with the issues listed below. I appreciate many Owners already know what to do, so this may not be of interest to you.

#### **#1. Mice Infestation**

Coventry Woods, as well as many other Townhouse Complexes in the area are complaining of rodent infestations. It is frustrating for all of us and difficult to manage. Combating the infestation requires immediate attention. The BC Government website, [www.2.gov.bc.ca](http://www.2.gov.bc.ca)... 'Managing rat and mouse pests', is an excellent resource.

If you have a mouse problem you cannot manage, please call a Pest Control Company of your choice as soon as possible. Council is not responsible for Pest Control costs unless the rodents have gained access to the connecting wall between Units. If this has occurred, the cost to remedy the situation would have to be negotiated with the Strata and Owner, on a unit to unit basis.

**If you have had good success with a Pest Control Company, please share the name with Council.**

Checking the exterior of your Unit for areas mice can gain access is important; examples are under trim boards, holes in garage walls, etc. If you are unable to do this yourself, please ask a family member, friend or neighbour to help you. If entry points are found, use steel wool or other methods to block the openings. Council are making plans for future repairs to rotted trim boards; it will be

discussed at the March Council meeting. Please act quickly if you think you have rodent problems, as delays will allow them to multiply and cause more damage and stress.

Often times, garage doors are left open for ventilation which allows easy access for rodents. If you must leave your garage door open, please only leave the side door open and block the bottom half of the door with plywood or other solid material, to prevent mice getting in. Always use your screen doors when leaving front and sliding patio doors open.

Flexible seals are used at the bottom of garage doors in the complex because they create a better seal. Unfortunately, the budget does not allow us to change all the damaged garage seals in the same year. Priority will be given to the garage door seals with the most damage.

If you notice any open areas around the plumbing in your cabinets, use steel wool or other means to plug the holes, this will help prevent mice in the walls gaining access to your cupboards.

I hope you have found this information helpful.

**Not everyone has computers so I have included some information found on the website for their benefit:**

#### **Get rid of food and water sources**

- Keep all garbage in containers with tight-fitting lids
  - Keep a tight-fitting lid on recycle bins
  - Do not store food in your garage
- Remove any bird seed from around feeders. Our Bylaws do not permit the feeding of birds, other than hummingbirds
- Clean up any leftover food after your pet is done eating
- Clean up pet waste
- Keep food prep and storage areas clean:
  - Store dry goods and dry pet food in hard-walled containers with tight-fitting lids
  - Avoid leaving produce out. Keep it in the refrigerator
- Eliminate water sources:
  - Fix leaky taps, sweating pipes and open drains

#### **Clean up areas where rodents have been**

Prevent stirring up dust when you are cleaning areas where mice have lived. This includes ventilating any enclosed area for 30 minutes and wetting down the area

with household disinfectant before you start. Most general purpose disinfectants and household detergents are effective for this. A mixture of 1 part bleach and 10 parts water can also be used. Pour mixture carefully onto the area to avoid disturbing any virus present - do not use a sprayer.

Wipe up droppings, nesting materials and other waste with a paper towel and place in a plastic garbage bag. Do not sweep or vacuum.

Double bag the contents, seal the bags, and then place the bags in the trash, according to local bylaws.

Clean floors, carpets, clothing and bedding, and disinfect counter-tops, cabinets and drawers that have been in contact with mice.

Wash rubber gloves with disinfectant or soap and water before removing them.

Wash your hands with soap and water after removing gloves.

During cleanup, make sure to wear an appropriate, well-fitting filter mask, rubber gloves and goggles. For more information on appropriate masks contact your local Public Health Unit or Environmental Health officer.

## **How to use traps**

### **Step 1: Choose a trap**

- Choose traps for the type of rodent you are dealing with. Rat traps and mouse traps are different sizes, and the wrong one won't work
- Always read and follow the manufacturer's directions on how to use your trap

### **Step 2: Set a trap**

- Set traps along walls where rodents travel
  - Put the bait side of the trap toward the wall for uncovered traps
  - Put the entrance of the trap parallel to the wall for covered traps
- Protect children, pets and wildlife from getting injured by traps. Put them in bait stations or in inaccessible areas
- Place traps about one meter apart
- Use bait like dried fruit, peanut butter (mixed with oats), cheese, marshmallows, onions or any other food they've already been nibbling on
- Leave the baited traps out for several nights before setting them, so the rodents get used to them

### **Step 3: Clean and reset a trap**

- Check traps daily
- Wear gloves to handle the trap and all dead rodents
- Wrap the dead rodent in plastic and put it in the garbage
- Re-use traps. They are more attractive to other rodents than new traps
- Reset traps in 2 to 3 weeks to catch maturing rodents. You won't get long-term control if you don't catch them all

## **#2. Ants**

The following information was posted in the Vancouver Sun. I have condensed the article:

Ant scouts enter your home looking for crumbs, spills, oil and grease, and any accessible items in your pantry. Behind them, they leave an invisible trail that will be followed by an army of ants.

Soap and water is your best early defence. Locate where the ants are entering your home and spray the area with a mix of dish soap and water.

Also, be sure to spray the trail they are following so you wipe out the pheromone that is being left for other ants. The soap and water confuses them.

Don't give into temptation and stomp them with your shoe. Ants come and collect the squashed ants if you leave them there. It ends up being a free meal and you are essentially feeding them. Squashing is not preventing. Ants generally only have five per cent of their colony outside of the colony at any time.

Use the small ant traps in areas where you cannot spray.

Liquid ant bait with Borate is a good solution for small ant invasions. (Liquid Ant Out works well). The positive thing about the domestic products is they usually have just a 0.025 concentration of borate which is perfect for households.

Anything higher than that concentration and it will kill the ants instantly that come in contact with it, and that's not what you want. With the lower concentration, the ants will take some back to the nest for other ants to consume, therefore you can kill the ants at the source.

If you see one or two ants in winter or early spring, leave out a more diluted mix of borate-based ant bait. Mix the domestic product with some sort of sweet substance like apple juice and put it out in an application tool like a shallow lid. The ants have gone all winter without food so even the low-concentrated domestic products will be too strong and kill them. You want them to take the bait back to the nest.

(Credit to Scott Brown, writer for Vancouver Sun)

## **#3. Sewer smells inside the Unit**

Many people are complaining of intermittent sewer smells in their Units. The source of the smell can come from several different areas. There is a good article online by:

Mr. Rooter 'Why Does My House Smell Like Sewage'.

It is a lengthy article that offers a lot of good information and ways the homeowner can fix the problem. If the homeowner fixes do not work, it is best to call a professional plumber.

For Owners interested in the article that do not have a computer, please contact Diane and I will share it with you.

#### **#4. Water leaking around bathroom fan**

This is a combination Owner and Strata issue. If you notice water leaking from your fan or water stains on the ceiling around the fan, fill out a Service Request and write URGENT on it. We will contact you quickly. It may be the ventilation pipe from the fan to the roof, that goes through the attic, needs to be insulated. This is Strata's responsibility. We will do our best to get the insulation installed. However, this may not be the only problem.

These issues are the Owners responsibility:

#### **Problems with the fan itself.**

To get rid of moisture, turn on the fan while taking a shower or bath and run it for 10 to 15 minutes afterward. That way, condensation doesn't build up and remain in the pipes. And don't forget to CLEAN your bathroom exhaust fan regularly to prevent buildup and malfunctioning.

Older and slower ventilation fans are less effective at moving moisture out of the bathroom. To make sure your bathroom stays moisture-free, replace your fan when it's reached the end of its life cycle.

To repair the stain on the ceiling, make sure the ceiling is dry and use a stain-blocking ceiling primer, followed by high quality ceiling paint for "bathrooms" or "kitchens".

Good Luck.

I hope you have found some of the information useful.

Diane Fletcher/President  
Strata Council