

## Notice to Owners Regarding Levy

It has come to the Council's attention that several Owners now have concerns regarding the SGM for the Special Levy on August 8, 2024: Garage Door Repairs/Replacements, Tree Removals & Fence Repairs/Replacement. There is a possibility it may not pass. The purpose of this email is to explain why Council called the SGM to propose the levy for repairs, not to tell you how to vote on the issue.

We (Council) wanted to make sure the levy would pass with a 3/4 vote before we called a SGM, to avoid wasting the Owners time and money. To determine this, we talked to almost all the Owners about our plans for the Complex:

- Replacement of 4 garage doors and almost all bottom seals on garage doors.
- 18 trees to be removed (now increased to 19) because of the damage they are causing to the roadways, aprons and sidewalks, and drainage.
- Replacing 22 privacy fences, repairs to numerous privacy fences, and painting of privacy fences.

At the time we spoke with Owners, we did not give details on the Units affected by the repairs.

We also asked Owners for a levy equivalent to one monthly Strata payment, which would provide \$56,099.00 for the maintenance and repairs suggested. There was almost unanimous approval at the time.

When the SGM Notice arrived some Owners started to have concerns. We would like to address some of the concerns we have heard mentioned:

### **1. Why do we need to do all the repairs at once? Why can't they be done a few at a time?**

Booking a company to do repairs or make large purchases all at once is actually a cost savings to the complex. The Company can give a better price as they have their materials, equipment and employees on site.

Council can organize the work to be done all at once, rather than having to repeat the process of quotes, permits, organizing, etc. when the repairs are 'done a few at a time'.

It is easier to replace all the fences at the same time. The fences can be spray painted before they are installed, which is a huge time saver. And, it ensures that Owners are not waiting years to get their new fences painted.

Chris and Norm Floden, our Casual Labourer, will be able to install the fences, which will help keep costs down.

We would like to clarify that Norm is a Coventry Woods Owner. He was approached by Council and asked if he would do Casual Labour for the Complex. Norm is covered by WCB, as is required by Coventry Woods, but does not receive benefits, only an hourly wage. He still volunteers his time for some projects.

## **2. Why can't the money be taken from this year's budget and the 24/25 budget?**

This Council has spent a considerable amount of money on repairs this year:

- replacing complete walls and portions of railway tie walls for rot
- replacing rotting trim boards on Units; these will be painted this year
- numerous dump runs as a result of cleaning clutter from the complex and removing rotten wood
- having the mold removed from the ceilings of Shed 1 and 6
- replacing and fixing irrigation equipment

There was the major expense from the damage caused by the burst pipe in the ceiling above the Spa room and numerous other unexpected expenses. The budget for Repairs and Maintenance will be depleted for this year. If we take the approximately \$56,000.00 for the repairs suggested in the levy from next year's budget, plus all the new expenses that will arise, the repairs will probably not get done.

We believe all Owners deserve to have functioning garage doors, fencing, and steps taken to prevent damage to their Units.

The balances and surpluses in our Contingency and Operating Funds are shrinking due to inflation and the cost of supplies and maintenance. The complex is aging and it costs more to maintain it and replace equipment and infrastructure to keep Coventry Woods as the most sought after townhouse community in Walnut Grove. This is reflected in the speed our Units sell and the top dollar we receive for them. Having a small levy now to manage the suggested repairs will hopefully allow us to prepare a budget for next year that will increase contributions to the Contingency Reserve Fund and keep the Operating budget increases to a lower percentage.

## **3. The Council has wasted money on purchases and we should be cutting costs from the upcoming budget? Some examples of what we have heard:**

**A motion to spend up to \$2500 on the Spa investigation is a waste when it has all been done in the past...** Yes, investigations were done in the past, however, no records of the investigations were ever written, so we only have word of mouth and some receipts. And, no solution was ever found. If we want the Owners to make informed decisions about the Spa and repairs, we need to present the facts. The Spa Committee has been very thorough and done a wonderful job of recording their investigations. A professional was required to do the remaining tests.

**Paperwork on previous levies not complete...**This takes time to do and the previous Council's changed before it could be completed. Brenda, our Treasurer, is working to complete the paperwork on the past levies.

**Cut back on the gardeners...**The gardeners have done an exceptional job on our property. They not only do lawns, but make sure trees and hedges are trimmed, and garden beds are weeded and tidied. They give us good advice for the upkeep of our grounds. We have a contract with them for weekly service and do not want to lose this Company.

**Have Chris do more of the work...**We have an aging complex requiring more maintenance and repair than in the past. After Chris has done the pool, Clubhouse, Service Requests and assigned work, his time is limited. It would not be possible for him to take on tasks like washing Unit siding or other large jobs that a Company can do quickly and safely. We can spread these costs out over several budgets easily.

**4. Why can't this Levy wait until the AGM?...**The AGM is at the end of November. We would like to get the bulk of the work done now in the drier months.

These are just a few of the comments we have heard. We hope this email helps explain the action we have taken. We do hope that everyone takes the time to vote, either at the SGM or by proxy.

If you have questions or concerns, please contact a member of Council.

Yours Sincerely,  
Diane Fletcher  
Coventry Woods Strata President