

The Peaks

IN RADIUM HOT SPRINGS



September 2011

YOUR VOLUNTEER BOARD OF DIRECTORS FOR 2011-2012

Gerry Nell - Board Chair/Sec./Owner & Rental Issues
Mike Peacock - Treasurer / Financial Reporting for AGM
D'Arcy Johnston - Construction Projects
Katy Pattison - Owner Communications / Landscaping
Jim Parker - Capital Reserve Study / Maintenance & Operations Manual/Site Manager Liaison
Kevin Clews - Capital Reserve Study / Maintenance & Operations Manual
Brenda Berezuk - Bylaws & Regulations / CHOA Interface / HR Support

To contact any member of the Board of Directors, please email
board@radiumpeaks.com

YOUR PROPERTY MANAGEMENT TEAM

On-site Manager: Dave Wing peaksmgr@nanonow.ca
(250) 341-7022 (emergencies only)

Administration: Jesse Christian justjesse@telus.net



Some wild and crazy skies this summer!

MESSAGE FROM THE CHAIR

With Labour Day behind us and the kids back in school, summer is officially over... but September in Radium can be beautiful and it is not to be missed! With the long-term weather forecast looking good and our pool open until after the Radium Car Show weekend (September 16-18) there is still much to be enjoyed.

Overall, the summer has gone well at The Peaks – the one disappointment has been the lack of tangible progress in the repair of the decks on the Birch And Willow buildings. As explained in the most recent deck update, our warranty from National Home Warranty states that they control the details of the repair work including the timing. If the Strata were to take on the repairs ourselves, we potentially void the warranty. The good news remains that NHW has agreed to cover the repairs on the majority of decks on the Birch and roughly half of the Willow decks.

I want to thank one of our Owners for both a great idea and for his taking on a significant project on behalf of us all. He has offered to put together a brief email survey to go out to all Owners to solicit opinions and determine levels of satisfaction with various aspects of the operation of The Peaks. We hope to have this survey out within a week or so, and we will invite responses the week following. Individual responses will remain confidential but a summary of the opinions expressed will be provided to all Owners. This should be a great way to sort out what is going well and what needs some work. As always, the Board welcomes your comments - kudos or complaints!

OUTDOOR POOL CLOSING

The outdoor pool is scheduled to close on Sept. 19, 2011, this is the Monday after the Classic Car Show and Shine.

Hot tubs will be open daily at 9 am and close every evening at 10 pm. A couple of reminders when using the pools:

- Please do not bring liquor or glass containers into the amenity areas and No Smoking!
- Replace the cover when you get out of the hot tub
- Please have an adult supervise any children 12 years of age and under at all times.

PARKING ON THE PEAKS PROPERTY

Owners please be aware that the parkade parking spots are individually owned and not for general use unless arranged with the owner. Other than in the parkades, no boat or trailer parking is permitted anywhere on The Peaks property at any time. Vehicles parked in a private parkade spots, in a NO PARKING area or on the lawns will be towed at the owners risk and expense.

LANDSCAPE COMMITTEE NEWS

An arborist was hired this spring to survey and prune all trees on our property and overall, he felt the majority are doing quite well. He noted a few issues with some poplar trees being close to the buildings but these will be monitored and pruned to make them last a few more years. Gall is visible on many of our spruce trees but the arborist says that spruces do survive despite this. Spraying for gall is not particularly effective and since the disease exists in forest, our trees would likely be re-infested anyway. Next year's landscape focus will likely be on upgrading more of the shrub beds.



WINTER PREPARATION AT THE PEAKS

Our Manager and a Board member will be conducting a suite by suite inspection with regards to heat. Each unit will be accessed in November. This is done each year in accordance with our insurance requirements.

In response to the cold weather coming, there are a couple of things you can do as suite owners to ready your unit for the winter.

1. It is suggested that when you leave your suite vacant, you leave the **heat on** but have the **thermostat turned down to 15°C (or 60°F)**. This will save on our energy bills and ensure that there is enough heat in your suite to keep the water systems from freezing.
2. Make sure all **windows are closed** but **leave all room doors within your suite open** so that there is circulation of warm air. This way you do **not** need to have the baseboard heaters turned on (again an energy saving measure). Ask your **Rental Manager** to ensure that this is done following **all** rentals.
3. In the **Poplar Building** only, the **PTAC** (heating – cooling) units have a small fresh air door that should be **closed** to keep cold winter air out.
4. Do not prop stairway exit doors open for security and heat loss reasons.
5. If you use the outdoor hot tub – please **cover it when you leave** to lessen heat loss.
6. Remember, it is the Owners responsibility to have adequate insurance on their units. If there is an insurance issue, the Owner is responsible for the Peaks insurance deductible of **\$10,000** in the event of damage initiating in the owner's suite regardless of the cause. Also, please check with your own insurance company to see if they require weekly checks and if your water should be turned off in unoccupied suites during the winter months.

THE HOLIDAY SEASON IS COMING!

Just a reminder to try to conserve energy by turning indoor and outdoor lights off when you are away. Christmas lights will be allowed outside on individual decks from December 1st until January 15th. Also, please consider using an artificial tree or if you have a real one, carefully discard it over your deck (then to the garbage) to keep all the needles out of the hallway carpets.



NEW YEARS EVE

Celebrate Radium's 19th birthday on New Year's Eve. Fun begins at 3 pm with tobogganing & skating in the park, hot dogs, hot chocolate & birthday cake. Walk over to the Golf Course Driving Range, and finish the day with an awesome fireworks display at 6:30 pm courtesy of the Volunteer Fire Department.

COMMUNICATIONS

If you did not receive this newsletter by email - we do not have your email address! You may not receive updates and newsletters as quickly as others if we have to mail or fax them to you. Did you know that **only 3 owners have not given us an email address?**

IMPORTANT WEBSITES

CHOA www.choa.bc.ca There is a wealth of information on this website for all of us as condo owners. Check it out – our password is XXX (please keep this confidential as we pay to access this site)

Official Village of Radium site www.radiumhotsprings.ca

The Peaks Website www.radiumpeaks.com

WHAT IS HAPPENING IN OUR VILLAGE?



The Town of Radium has installed 20 new exercise machines in Legends Park just four blocks away from The Peaks. It is located at the corner of St. Joseph Street and Park West Road and is free for all to use. Thanks to Jim Parker for this picture.

<http://www.fitnessoutdoors.ca/pdfs/radium.pdf>

To find out more about Happenings in the Valley go to:

<http://www.radiumhotsprings.ca>

How many of you tried the great restaurants in town this summer? We are lucky that we can walk to anything that we need. The new kid on the block is Casa Vino www.casavino.ca, a lovely place for a quiet evening drink!

Have you noticed??? The **BOYS** are back in town!



CONTRIBUTIONS ANYONE?

Do you have something to share in the next newsletter? A picture, an event? Email Katy board@radiumpeaks.com

Watch for an **Owners' Survey** coming soon! Please participate, it will help us plan for the Peaks' future!