



Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2304307

Board: F
Townhouse

4 15168 22 AVENUE

South Surrey White Rock
Sunnyside Park Surrey
V4A 9T4

Residential Attached

\$899,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **No**
Exposure: **Southwest**
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$490.65**

Original Price: **\$1,150,000**
Approx. Year Built: **1998**
Age: **20**
Zoning: **MF**
Gross Taxes: **\$3,144.38**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **024-302-066**
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Peninsula Strata Management**

Mgmt. Co's Phone: **604-385-2242**

View: **No :**

Complex / Subdiv: **Edencrest**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Glass, Wood**
Foundation: **Concrete Perimeter**

Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcony(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2015**
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **2**

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double, Visitor Parking**
Locker: **N**
Dist. to Public Transit: **1**
Units in Development: **24**
Title to Land: **Freehold Strata**
Dist. to School Bus: **1**
Total Units in Strata: **24**

Property Disc.: **Yes**
Fixtures Leased: **No : ALARMS MONITORED \$30 MONTH**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed, Tile**

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal, Water**
Legal: **PL LMS3719 LT 4 LD 36 SEC 15 TWP 1.**

Amenities: **Club House, Garden, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'5 x 5'1	Above	Flex Room	13'1 x 10'6			x
Main	Dining Room	8'4 x 8'3	Above	Bedroom	15'10 x 9'11			x
Main	Living Room	13'8 x 13'1			x			x
Main	Family Room	10'5 x 10'			x			x
Main	Eating Area	11'11 x 8'9			x			x
Main	Kitchen	12'4 x 9'11			x			x
Main	Mud Room	13'1 x 6'6			x			x
Main	Walk-In Closet	7'11 x 4'1			x			x
Main	Master Bedroom	13'10 x 13'8			x			
Above	Master Bedroom	13'9 x 10'6			x			

Finished Floor (Main):	1,314	# of Rooms: 12	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	690	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,004 sq. ft.	# or % of Rentals Allowed: 0			4				Garage Sz: 19'5X18'10
		Bylaws: Pets Allowed w/Rest., Rentals Not Allowed, Smoking Restrictions			5				Door Height:
Unfinished Floor:	0	Basement: Crawl			6				
Grand Total:	2,004 sq. ft.				7				
					8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

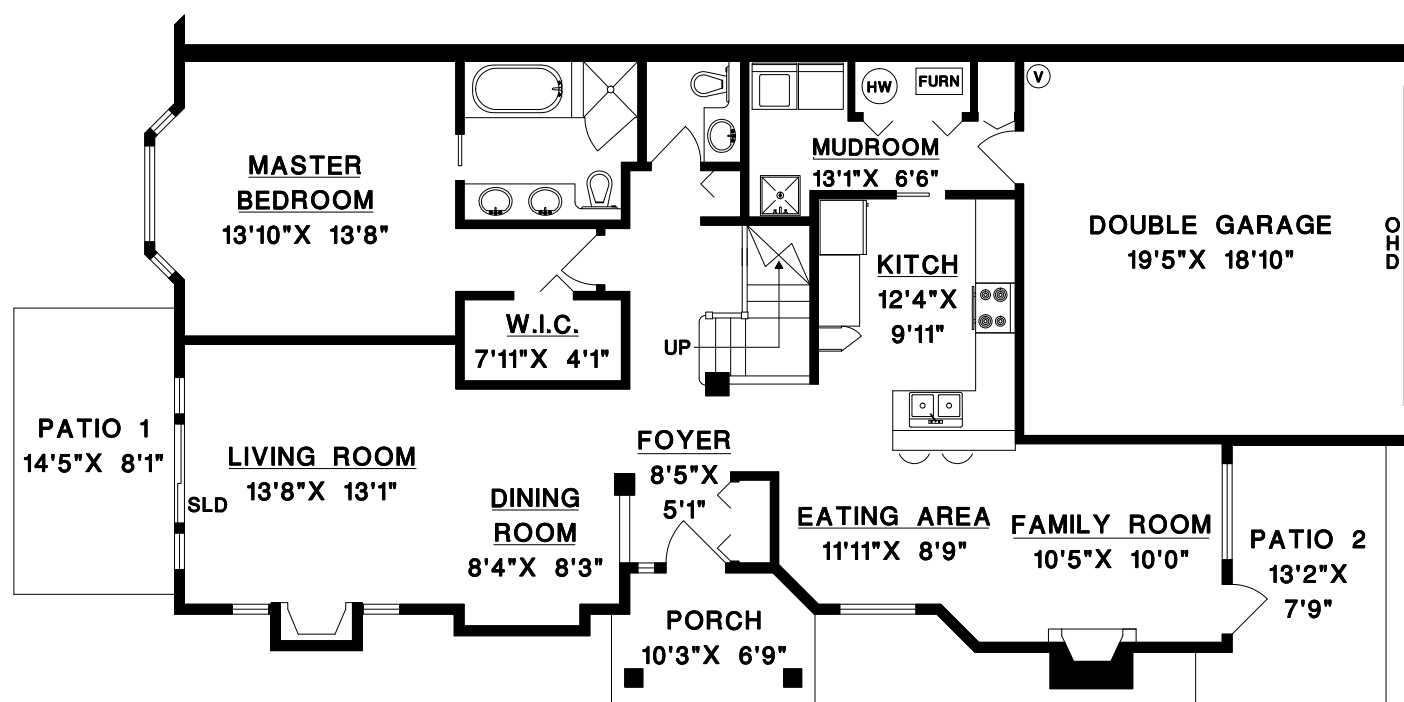
EDENCREST *3 Bed/3 Bath* 1 of only 4 duplexes in the complex. Large driveway w/ apron parking for 4 vehicles + easy access to double garage from 22 Ave. South & South East exposure. Private unit, not facing any other units. Vaulted ceiling to 18 ft in living room. Gracious 2000+ sqft of living. Master bdrm on main. 2 fireplaces, granite surfaces in kitchen & gas stove. Complex has new roofs, gutters, downspouts, freshly painted & new skylights 2016. New hot water tank & washer /dryer. Visitor parking adjacent. Quiet, no traffic, private garden & 2 private patios w/ no external access. Lots of storage areas. Small dog okay & all ages welcome. Schools: Semiahmoo, White Rock Christian & Thrift. Great walk score & 1 block to transit. Strata fee \$490. MOTIVATED SELLER!!



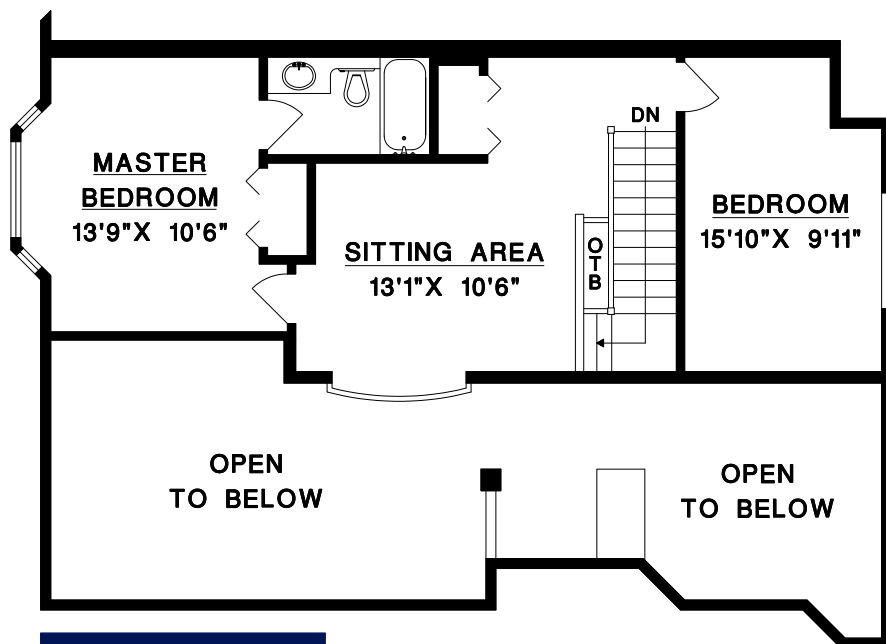
BEEBE CLINE

BUS: 604-531-1909
CEL: 604-830-7458
www.whiterocklifestyles.com

**#4 - 15168 22ND AVENUE,
SURREY, B.C.**



MAIN FLOOR

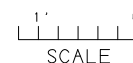


UPPER FLOOR

UPPER FLOOR	690	SQ. FT.
MAIN FLOOR	1314	SQ. FT.
FINISHED AREA	2004	SQ. FT.

GARAGE	383	SQ. FT.
PATIO 1	117	SQ. FT.
PATIO 2	107	SQ. FT.
PORCH	65	SQ. FT.

*Area measurements taken
to center of all walls.



DRAWN BY: CN
DATE: SEPTEMBER 2018
REVISED:



EDEN CREST – UNIT 4 15168 22 AVENUE

UPDATES TO UNIT:

Interior Painted
Carpeting Replaced
Crown Mouldings Added
Mirror Doors Added to Entrance Closet
Patio Screen Door Added to Family Room
Exterior Window Screens
Living Room Fireplace Mirror & Chandelier
Flooring in Kitchen, Family Room & Master Ensuite
Granite Countertops
Kitchen Faucet & Stainless-Steel Double Sink
Under Sink Garburator & Plumbing
Range Hood
Washer & Dryer – 2017
Hot Water Tank – 2017
Honeywell Magic Stat Furnace Auto Control Heat & Cool
Built-in Vac System
Monitored Alarm System

UPDATES TO COMPLEX:

Roof – 2016
Gutters – 2016
Downpipes – 2016
Kitchen Skylights – 2016
Exterior Painting – 2015

LOCATION:

Adjacent to Semiahmoo Trail
Adjacent to White Rock Christian Academy
One Block to South Surrey Athletic Park
One KM to Semiahmoo Mall & White Rock Centre
Five Minutes Drive to White Rock Beach
Easy Walk to Transit

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

Civic Address _____

Legal Description ST LOT ____, LD ____, SEC ____, T ____, NWD STRATA PLAN _____

The Owners, Strata Plan _____ certify that the information contained in this certificate with respect to Strata Unit # ____ (Strata Lot _____) is correct as of the date of this certificate (errors and omissions excepted).

[Attach a separate sheet if the space on this form is insufficient]

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ _____
Please note that the information provided are to the best of our knowledge.
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ _____
Please note that the information provided are to the best of our knowledge.
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets? *[Attach copy of all agreements]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (d) Any amount that the owner of the strata lot described above is obligated to pay In the future for a special levy that has already been approved. \$ _____
The payment is to be made by _____ *[mm/dd/yyyy]*.
Please note that the information provided are to the best of our knowledge.
- (e) Any amount by which the expenses of the strata corporation for the current Fiscal year are expected to exceed the expenses budgeted for the fiscal year. \$ _____
Please note that the information provided are to the best of our knowledge.
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. \$ _____
Please note that the information provided are to the best of our knowledge.
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office? *[Attach copy of all amendments]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (h) Are there any resolutions passed by a $\frac{3}{4}$ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office? *[Attach copy of all resolutions]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (i) Has notice been given or any resolutions, requiring $\frac{3}{4}$ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? *[Attach copy of all notices]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (j) Is the strata corporation party to any court proceedings or arbitration, and/or Are there any judgements or orders against the strata corporation? *[Attach details]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets? *[Attach copies of all notices or work orders]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (l) Number of strata lots in the strata plan that are rented? _____
Please note that the information provided are to the best of our knowledge.

☐ NO ☐ YES

(m) Are there any parking stall(s) allocated to the strata lot?

Please note that the information provided are to the best of our knowledge.

If no, complete the following by checking the correct box

- ☐ No parking stall is available
- ☐ No parking stall is allocated to the strata lot but parking stalls(s) within common property might be available

If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- ☐ Parking stall(s) number(s) _____ is/are part of the strata lot
- ☐ Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot [*strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot*]
- ☐ Parking stall(s) number(s) _____ is/are limited common property
- ☐ Parking stall(s) number(s) _____ is/are common property

For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- ☐ Parking stall(s) number(s) _____ is/are allocated with strata council approval*
- ☐ Parking stall(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
- ☐ Parking stall(s) number(s) _____ may have been allocated by owner development assignment

Details _____

[Provide background on the allocation of parking stalls referred to in which of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

Note #1: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

Note #2: Information regarding parking stalls has been provided based on one or more of the following; the Disclosure Statement, the Strata Plan and information provided by the Strata Council.

☐ NO ☐ YES

(n) Are there any storage locker(s) allocated to the strata lot?

Please note that the information provided are to the best of our knowledge.

If no, complete the following by checking the correct box

- ☐ No storage locker is available
- ☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- ☐ Storage locker(s) number(s)_____ is/are part of the strata lot
- ☐ Storage locker(s) number(s)_____ is/are separate strata lot(s) or part(s) of a separate strata lot_____ [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
- ☐ Storage locker(s) number(s)_____ is/are limited common property
- ☐ Storage locker(s) number(s)_____ is/are common property

For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- ☐ Storage locker(s) number(s)_____ is/are allocated with strata council approval*
- ☐ Storage locker(s) number(s)_____ is/are allocated with strata council approval and rented at \$_____ per month*
- ☐ Storage locker(s) number(s)_____ may have been allocated by owner developer assignment

Details _____

[Provide background on the allocation of parking stalls referred to in which of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

Note #1: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

Note #2: Information regarding storage lockers has been provided based on one or more of the following; the Disclosure Statement, the Strata Plan and information provided by the Strata Council.

REQUIRED ATTACHMENTS

In addition to attachments mentioned above, section 59(4) of the *Strata Property Act* requires that copies of the following must be attached to this Information Certificate:

- ☐ The rules of the strata corporation;
- ☐ The current budget of the strata corporation;
- ☐ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☐ The most recent depreciation report, if any, obtained by the strata corporation under Section 94.

Dated for _____

Signature of Council Member

Signature of Second Council Member
(not required if council consists of only one member)



OR

Signature of Strata Manager, if authorized by Strata Corporation

Per _____

12:37 PM
08/08/18
Accrual Basis

EDENCREST ESTATES - LMS 3719
Balance Sheet
As of 31 July 2018

	31 Jul 18
ASSETS	
Current Assets	
Chequing/Savings	
CHEQUING - TD	7,526.62
CRF - TD	71,541.85
Total Chequing/Savings	79,068.47
Other Current Assets	
EDWARD JONES - BONDS	19,178.45
EDWARD JONES - CASH	19,203.26
Total Other Current Assets	38,381.71
Total Current Assets	117,450.18
Other Assets	
1500 - PREPAID INSURANCE	19,275.75
Total Other Assets	19,275.75
TOTAL ASSETS	136,725.93
LIABILITIES & EQUITY	
Equity	
3500 - TOTAL CONTINGENCY	
3501 - CRF-OPENING BALANCE	88,106.57
3502 - CRF-CONTRIBUTION	21,495.60
3503 - CRF-INTEREST	1,006.14
3504 - CRF INVESTMENT FLUCTU...	-684.75
Total 3500 - TOTAL CONTINGENCY	109,923.56
3900 - RETAINED EARNINGS	19,316.36
Net Income	7,486.01
Total Equity	136,725.93
TOTAL LIABILITIES & EQUITY	136,725.93

g

13 Aug 18

12:37 PM

08/08/18

Accrual Basis

EDENCREST ESTATES - LMS 3719

Income & Expense Budget Performance

July 2018

	Jul 18	Budget	Jan - Jul 18	YTD Budget	Annual Bud...
Income					
4001 · OWNER ASSESSMENTS	8,343.46	8,343.43	58,404.96	58,404.01	100,121.16
4002 · BANK INTEREST	38.96	18.00	308.27	126.00	216.00
4010 · OWNER CRF CONTRIBUTION	3,070.80	3,070.80	21,494.78	21,495.60	36,849.60
4099 · PREVIOUS YEAR (+/-)	825.00	825.00	5,775.00	5,775.00	9,900.00
Total Income	12,278.22	12,257.23	85,983.01	85,800.61	147,086.76
Gross Profit	12,278.22	12,257.23	85,983.01	85,800.61	147,086.76
Expense					
OPERATING GENERAL					
6100 · FORTIS BC	27.43	33.00	188.32	231.00	396.00
6101 · B.C. HYDRO - ELECTRICITY	0.00	78.00	668.77	546.00	936.00
6102 · WATER & SEWER	1,802.88	616.00	1,835.14	4,312.00	7,392.00
6201 · INSURANCE	2,141.75	2,100.00	14,548.25	14,700.00	25,200.00
6202 · INSURANCE APPRAISAL	0.00	26.25	325.50	183.75	315.00
6203 · BANK CHARGES	45.00	47.00	315.00	329.00	564.00
6207 · ACCOUNTING/LEGAL	0.00	286.00	0.00	2,002.00	3,432.00
6208 · SOCIAL EVENTS	0.00	50.00	0.00	350.00	600.00
6404 · WCB	0.00	0.38	0.00	2.66	4.56
6501 · PROPERTY MANAGEMENT FEES	1,036.00	1,036.00	7,252.00	7,252.00	12,432.00
6503 · GST HST/PROPERTY MANAGEMENT	51.80	51.80	362.60	362.60	621.60
6601 · PROPERTY MGMT ADMIN. COST	71.33	130.00	566.39	910.00	1,560.00
6604 · OFFICE SUPPLIES	0.00	20.00	0.00	140.00	240.00
Total OPERATING GENERAL	5,176.19	4,474.43	26,061.97	31,321.01	53,693.16
OPERATING MAINTENANCE					
6211 · AMENITIES'S BUILDING CLEANING	0.00	30.00	0.00	210.00	360.00
6212 · DRAINAGE IMPROVEMENTS	0.00	480.00	1,527.52	3,360.00	5,760.00
6213 · DRYER VENT & FIREPLACE CLEANI...	0.00	250.00	2,756.25	1,750.00	3,000.00
6214 · EAVESTROUGH CLEANING & MAINT.	0.00	237.00	1,260.00	1,659.00	2,844.00
6215 · FIRE PREVENTION	0.00	416.00	4,729.66	2,912.00	4,992.00
6301 · CONCRETE REPAIRS	0.00	60.00	672.00	420.00	720.00
6302 · ROADS & WALKWAYS	0.00	122.00	1,764.00	854.00	1,464.00
6303 · LANDSCAPING MAINT. CONTRACT	1,338.75	1,339.00	9,371.25	9,373.00	16,068.00
6304 · LANDSCAPE SEASONAL/UPGRADE	264.55	927.00	382.91	6,489.00	11,124.00
6307 · GENERAL MAINTENANCE	5,027.40	538.00	5,845.59	3,766.00	6,456.00
6310 · WINDOW CLEANING	0.00	175.00	2,100.00	1,225.00	2,100.00
6313 · PEST CONTROL CONTRACT	94.50	88.00	530.25	616.00	1,056.00
6314 · PEST CONTROL SEASONAL	0.00	50.00	0.00	350.00	600.00
Total OPERATING MAINTENANCE	6,725.20	4,712.00	30,939.43	32,984.00	56,544.00
CONTINGENCY FUND CONTRIBUTION					
6701 · CONTINGENCY RESERVE	3,070.80	3,070.80	21,495.60	21,495.60	36,849.60
Total CONTINGENCY FUND CONTRIBUTION	3,070.80	3,070.80	21,495.60	21,495.60	36,849.60
Total Expense	14,972.19	12,257.23	78,497.00	85,800.61	147,086.76
Net Income	-2,693.97	0.00	7,486.01	0.00	0.00

13 Aug 18



**COUNCIL MEETING MINUTES - STRATA PLAN LMS 3719
THURSDAY, JUNE 21, 2018
3:00 P.M.**

AMENITIES BUILDING - 15168 - 22nd AVENUE, SURREY

PRESENT:	Barry Wilson	President/Treasurer/Secretary	Unit # 17
	Dave Tredgett	Vice President/Maintenance	Unit # 11
	Judith Lambie	Landscaping/Pest Control	Unit # 15

STRATA AGENT: Bev Drinkwalter, Strata Agent, Peninsula Strata Management Ltd.

1. CALL TO ORDER

The meeting was called to order by 3:10 p.m. by Barry Wilson, Council President. A quorum was determined.

2. APPROVAL OF THE AGENDA

It was **MOVED** (Unit #11) and **SECONDED** (Unit #15) to approve the Agenda.
Three in Favor, Zero Against, Zero Abstentions

CARRIED

3. ADOPTION OF PREVIOUS MINUTES:

It was **MOVED** (Unit #17) and **SECONDED** (Unit #15) to approve the previous council meeting minutes of April 26, 2018.
Three in Favor, Zero Against, Zero Abstentions

CARRIED

4. PREVIOUS BUSINESS

4.1 Mr. Smith's Cleaning

All work has been completed to satisfy the Strata Council and the Strata Agent was directed to pay the invoice for the maintenance items.

4.2 Cedar removal

Vista Landscaping has been on site and the cedars have been removed to ensure that the drainage work could follow in the locations of Units #21 - #24. The Agent confirms that the invoice has been paid to the contractor.

4.3 SWR Drainage

The drainage was cleaned and noted that cedar trees had been planted over an original sump pits. The cost factor changed significantly in favor of the Strata Corporation as what was originally expected to be completed was not necessary. The original drains were then hydro jetted.

It was **MOVED** (Unit #11) and **SECONDED** (Unit #15) to pay the invoice in the amount of \$1,527.52.

Three in Favor, Zero Against, Zero Abstention

CARRIED

4.4 Fireplace Cleaning

Fireplace cleaning was done by Maxwells Plumbing on June 12th & 13th. Work completed to satisfaction of the Council and the Agent was provided authorization to pay the invoice.

4.5 Roof Inspection – 2 Year

The 2-Year Roof inspection was completed in early May and the Agent was requested to follow up with B.C. Roofing to obtain a copy of the report completed.

4.6 Fibre Optics – Update

The Strata Council are following up with a few items that remain outstanding including the wifi hotspot and the access line to be run to the Amenity Building for telephone and internet service.

4.7 Artisan Concrete

The patio lifting at unit #23 has been completed by Artisan Concrete. The invoice was submitted and the Council have approved for payment.

4.8 Furnace & Hot Water Tanks

Reminder to Owners

All furnace and hot water tank replacements must be in contact with the Strata Council prior to proceeding as there are new roof specifications put in place for these installations. An Assumption of Liability will also be required to be completed before approval is granted.

5.1 FINANCIAL STATEMENTS

The financial statements up to and including **May 31, 2018**, have been reviewed and reported to be in order. It was mentioned that line item for 'eaves trough' was misspelled to read 'eavesthrough'. The Agent will note and advise.

It was **MOVED** (Unit #17) and **SECONDED** (Unit #11) to approve the financial statements as distributed.

Three in Favor, Zero Against, Zero Abstentions

CARRIED

5.2 ACCOUNTS RECEIVABLE

Accounts Receivable to **May 31, 2018** have been reviewed and noted that there are no accounts receivable.

The Management Company sends owners in arrears reminder notices every month.

All Owners are reminded strata fees are due and payable on the first day of each the month.

There are currently no owners in arrears.

5.3 EXPENSES FOR APPROVAL

The following expenses were approved:

1. Gizelle Griffiths - Unit #9 - Approval to pay invoice of \$144.48 for purchase of dogwood tree.

It was **MOVED** (Unit #17) and **SECONDED** (Unit #15)

Three in Favor, Zero Against, Zero Abstention

CARRIED

2. Ron Cherniak - Unit #20 - Approval to pay invoice of \$ 99.67for purchase of four (4) boxwoods, sand for driveway and spikes for raccoon prevention.

It was **MOVED** (Unit #11) and **SECONDED** (Unit #15)

Three in Favor, Zero Against, Zero Abstention

CARRIED

3. Judie Lambie – Unit #15 – Approval to pay invoice of \$ 264.55 for the purchase of plants, soil, baskets etc.

It was **MOVED** (Unit #11) and **SECONDED** (Unit #17)

Two in Favor, Zero Against, One Abstention

CARRIED

6. CORRESPONDENCE RECEIVED

6.1 Correspondence was received from Smalley Electric – quote

6.2 Correspondence was received from Normac – increases in valuation

All other Owner communication was dealt with and replied to accordingly.

7. CORRESPONDENCE SENT

- 7.1 Notice issued to owners regarding Maxwells Plumbing on site for fireplace cleaning of all gas fireplaces, including the Amenity Centre.
- 7.2 Notice was sent to all owners regarding vandals

Watering Restrictions:

Owners please be advised of the water restrictions in place with the City of Surrey, as follows:
Please be advised that this is Stage 1

- Even numbered addresses: Wednesday and Saturday from 4am to 9am
- Odd numbered addresses: Thursday and Sunday from 4am to 9am
- Watering flowers, planters, shrubs, and trees on any day from 4 am to 9 am if using a sprinkler, or any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation

All correspondence received by Council is reviewed and discussed at regularly scheduled Council meetings. In some cases, Council directs the Strata Agent to send owners a written response, other items maybe included elsewhere within the minutes and in some cases an owner may be contacted directly by Council members.

All owners are reminded that **Council can only address written and signed correspondence from owners**. Correspondence should be addressed to Council and sent to Council c/o the Strata Agent, mailed to the management company or given to a Council member.

8. NEW BUSINESS

8.1 Fence Installation

The fence installation for Units #21 - #24 are scheduled to be completed by DunRite Roofing as per the quote provided of February 22, 2018. They are expected to be completed during the week of June 25th, 2018.

8.2 Bollard Repair & floodlight installation

Smalley Electric has provided a quote in the amount of \$367.56 for the cost to install a flood light to highlight the street sign and the cost to repair the existing bollard fixture near the postal boxes. All parts for bollard repair will be supplied.

It was **MOVED**, (Unit #15) and **SECONDED** (Unit #17) to approve the quote and to proceed with completion at a cost of \$367.56.

Three in Favor, Zero Against, Zero Abstentions

CARRIED

8.3 Increase in Valuations

Normac Appraisals have advised the Hub International team that the cost of construction in the Lower Mainland has increased significantly based on the conduction price index with Statistics Canada as well as their cost guides and research with local builders and developers. It was noted to be especially the case for residential properties, advising that the current increase for the first quarter is approximately 9.6%. This will be reflected in the overall percentage change of Normac's appraised values compared to the previous total insured values and will impact the cost for insurance next year.

8.4 Installation of Irrigation System

The Strata Council have approved the estimate provided by Landscape Reflections to provide and install a two-zone residential irrigation system to provide irrigation to common property grass strip measuring 120 feet by 10 feet abutting strata lot #17.

It was **MOVED**, (Unit #17) and **SECONDED** (Unit #15) to approve the quote and to proceed with completion at a cost of \$2,141.66.

Three in Favor, Zero Against, Zero Abstentions

CARRIED

8.5 Camera Installation

The Strata Council discussed the idea of CCTV camera installation as a form of preventative measures relating to security on the premises, vandals causing damage etc. The Agent indicated that this could be completed if Owners approved by a 3/4 Vote Resolution at an AGM or SGM, noting that other resolutions would be necessary to be passed such as relating to the Privacy Act and Change to Common Property approvals. Council have not determined at this point and is just a subject of discussion.

8.6 Signage

The Strata Council discussed having signage put in place at the entrance to the complex that it is 'Private Property' and noting the address in the sign. The Council have noted that they have witnessed vehicles parked in Edencrest Visitor Parking, who are not visitors of Edencrest Estates. It was mentioned that on occasion, a Council Member has had to advise individuals that it is private property and unless they are not permitted to park their vehicle on the property. Council V. President will obtain costs and quotes for this maintenance item.

9.1 Maintenance – Dave Tredgett

Dave Tredgett requested that the Strata Agent arrange for the Amenity Building to be cleaned professionally and to arrange steam cleaning of the carpets on the lower level. It is required to have this scheduled for mid to late September.

9.2 Landscaping – Judi Lambie

It was noted that unit #18 foundation box is incomplete
Tree in unit #10 to be replaced with Japanese Peirus

9.3 Pest Control – Judi Lambie

Cement (concrete) ants have been noted. If you notice any of these types, Home Depot provides the tins that can be placed inside or outside. Low rodent activity was noted and bait traps were refilled.

9.4 Bylaw & Rules – Barry Wilson

These are continuing to be reviewed. A townhall meeting will be arranged for owner discussion.

10. TERMINATION/NEXT MEETING

It was **MOVED** (Unit #17) and **SECONDED** (Unit #15) to terminate the meeting.

Three in Favor, Zero Against, Zero Abstentions

CARRIED

There being no further business to discuss, the meeting was terminated at 4:45 p.m.

The next scheduled meeting will be held on Thursday, September 13, 2018 at 3:00 p.m.

Bev Drinkwalter
Strata Agent

Note to Owners: Please retain the last 24 months of Strata Corporation Minutes. Prospective purchasers commonly request copies of Minutes from the strata lot Owner, and although these can be obtained through the Management office, there will be a charge of \$.25/page.

Pre-Authorized Cheque Program a convenient way to save time, money and ensure that strata fees are paid on time. For further information please call Peninsula Strata Management Ltd.

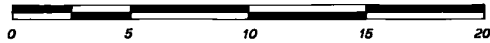
Repair requests and concerns should be **signed and submitted, in writing**, to any Strata Council Member or Peninsula Strata Management Ltd. Email is available for general inquiries or in emergency circumstances.

Frequently we attempt to return your calls when we are out of the office. If you disable Anonymous Call Blocking features (Telus *87) on your telephone we can return your calls without delay.

Peninsula Strata Management Ltd.
#316 1959 152nd Street
White Rock, BC V4A 9E3

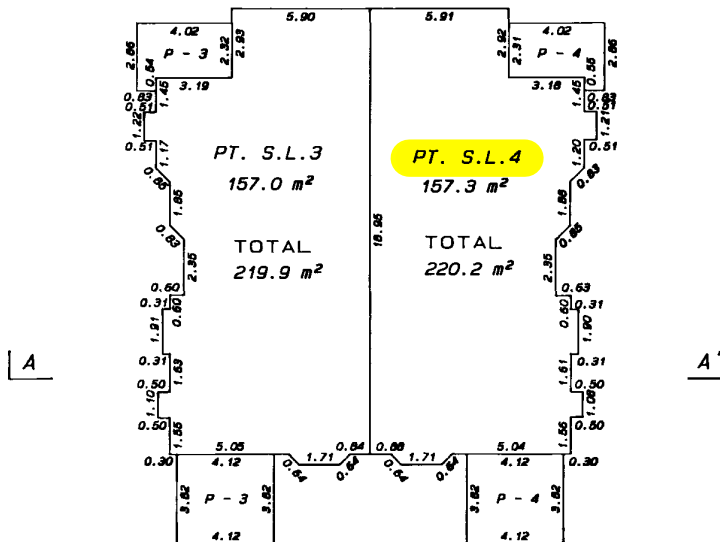
Tel: 604-385-2242 Ext., 226
Fax: 604-385-2241
email: bev@peninsulastrata.com

SCALE 1: 200

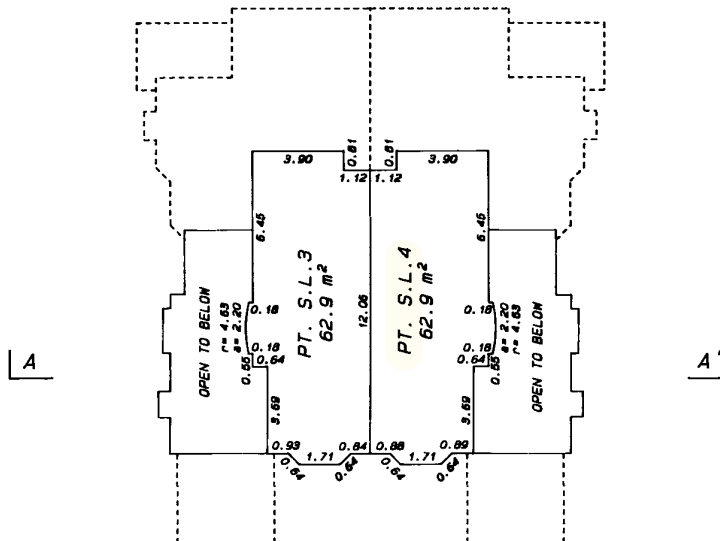


PHASE 1
STRATA PLAN LMS 3719

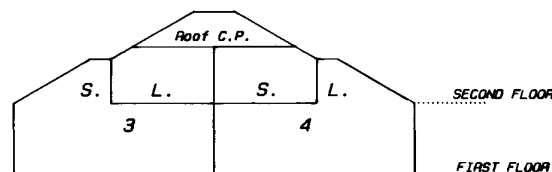
FIRST FLOOR



SECOND FLOOR



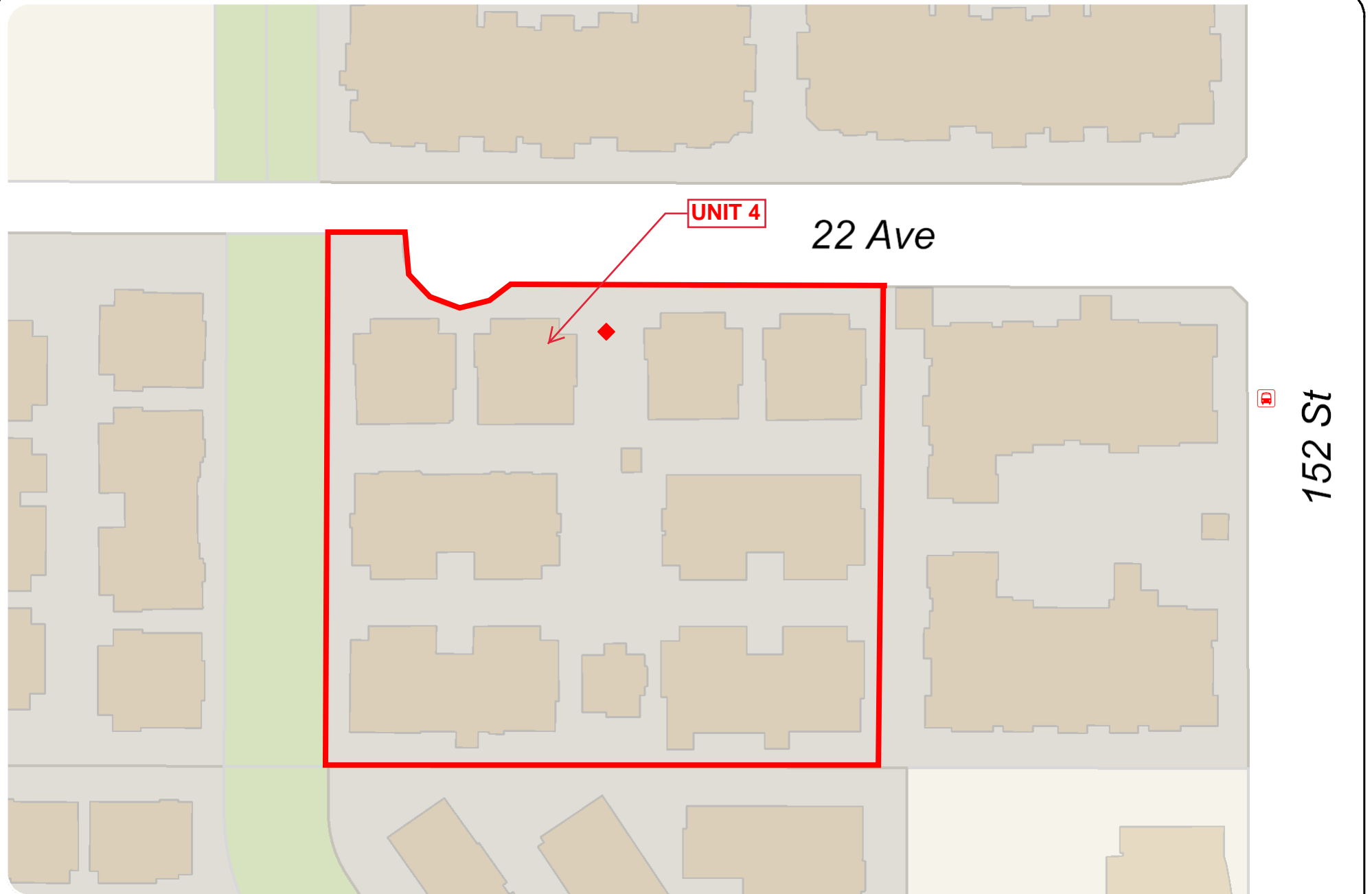
SECTION A - A'



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. S - 11613 - 1

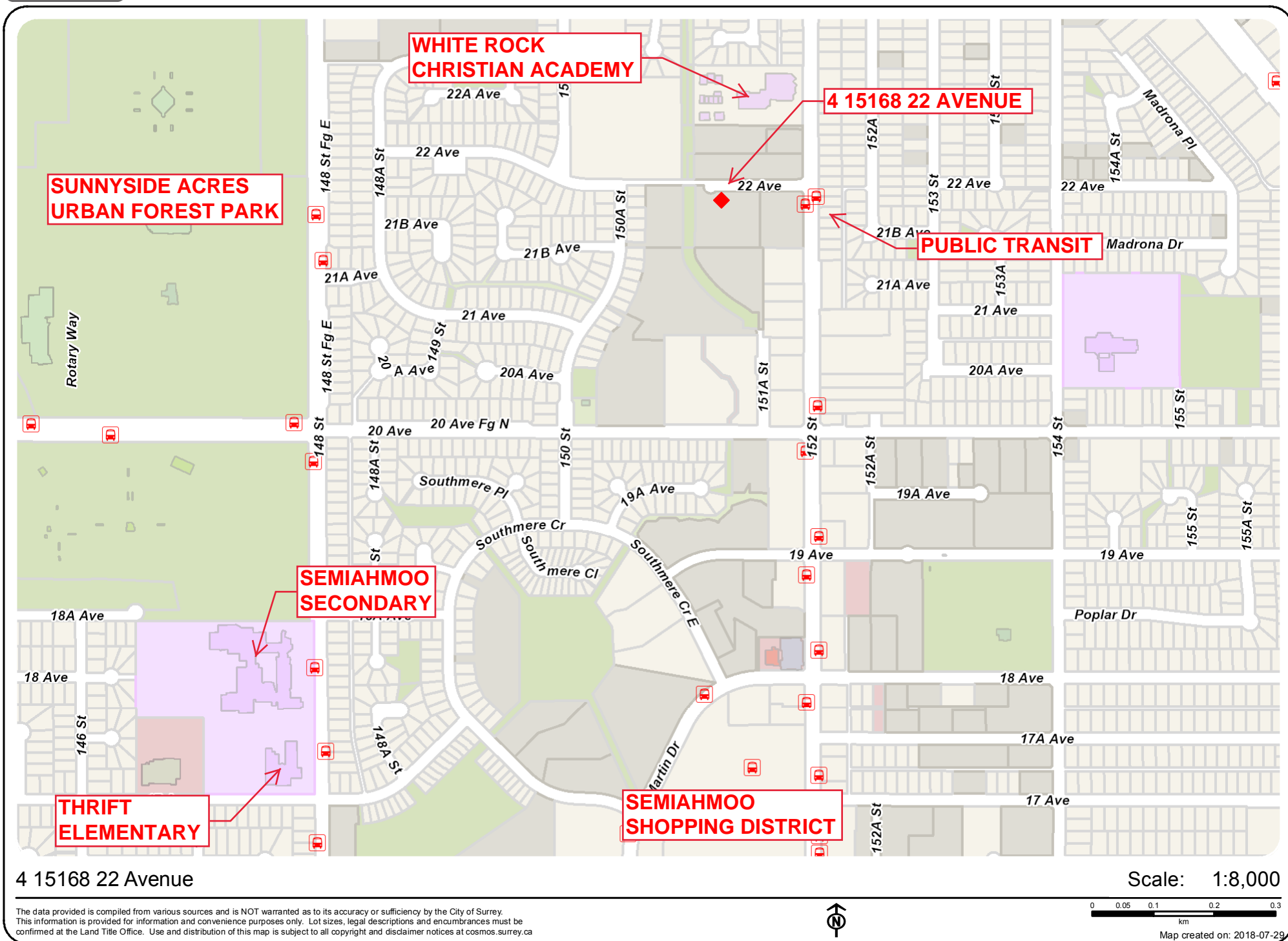
DATE SEPT. 30/98. WPN B.C.L.S.



Unit 4 15168 22 Avenue

Scale: 1:1,000





Nature Trails

OF SURREY

Sunnyside Acres Urban Forest Park

14500 BLOCK 24 AVE

Sunnyside Acres was declared an urban forest in 1988, making it one of the first designated urban forest parks in Canada.

Sunnyside Acres is an oasis in the middle of a bustling city and offers visitors the chance to walk through a beautiful second growth forest. After it was logged in the early 1900s the forest was left to regenerate on its own, resulting in a wide array of plants and animals. From the yellow and orange vine maples in fall, and frost covered leaves in winter, to the lacy green bleeding hearts in spring and the rare rattlesnake plantain orchid in summer – be prepared to be inspired in every season.



LEGEND

Washrooms	Picnic shelter	Bridge
Parking	Picnic table(s)	Walking trail
Water park	Information	Universal access trail
Playground	River/creek	Building
Park	Water	



Keep dogs on leash at all times; please clean up after your dog.



Leave all plants and animals for others to enjoy. Do not feed birds and wildlife.

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2016/2017

	Elementary Schools	Public/Private	2016/17 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
1	Semiahmoo Trail Elementary	Public	193/946	101/811	7.9/10
2	Morgan Elementary	Public	229/946	106/811	7.8/10
3	Chantrell Park Elementary	Public	193/946	106/811	7.8/10
4	Rosemary Heights Elementary	Public	256/946	117/811	7.7/10
5	Bayridge Elementary	Public	132/946	117/811	7.7/10
6	Crescent Park Elementary	Public	240/946	161/811	7.3/10
7	Ocean Cliff Elementary	Public	215/946	187/811	7.1/10
8	Laronde Elementary	Public	271/946	187/811	7.1/10
9	Ray Shepherd Elementary	Public	315/946	265/811	6.7/10
10	South Meridian Elementary	Public	361/946	319/811	6.4/10
11	Peace Arch Elementary	Public	640/946	319/811	6.4/10
12	Sunnyside Elementary	Public	382/946	342/811	6.3/10
13	White Rock Elementary	Public	663/946	360/811	6.2/10
14	H.T. Thrift Elementary	Public	538/946	428/811	5.9/10
15	Pacific Heights Elementary	Public	432/946	456/811	5.8/10
16	Jessie Lee Elementary	Public	335/946	471/811	5.7/10
	Private Schools		2016/17 Ranking		
1	Southridge	Private	1/946	1/811	10.0/10
2	Star of the Sea	Private	44/946	24/811	9.4/10
3	White Rock Christian	Private	64/946	161/811	7.3/10
	Secondary Schools		2016/17 Ranking		
1	Elgin Park Secondary	Public	57/253	42/246	7.4/10
2	Semiahmoo Secondary	Public	37/253	34/246	6.9/10
3	Earl Marriott Secondary	Public	52/253	87/246	6.6/10