



#32 15273 24th Avenue  
South Surrey \$699,000 \*The Peninsula\*

- 1,628 sqft. Townhouse
- 3 Bedroom, 2.5 Bathroom, Corner Unit
- Plenty of Light, Vaulted Ceiling, Quiet Location
- Master Bedroom Suite on Main Floor Plus 2 Bedrooms & Full Bath Up
- Eating Area off the Kitchen
- Natural Gas Fireplace in Living Room, Patio Access Outdoors to Greenspace
- 2 Car Side-by-Side Garage, With Convenient Level Walk-in to Main Floor
- Safe, Gated Complex Adjacent to The Peninsula Village Shopping Centre
- Stata Fee \$338.17
- 2 Pets Max, Height 15" at Shoulder
- 19+, No Rentals, Smoking Restrictions
- Vacant Mid January



# Beebe Cline



Office: 604.531.1909 | Cell: 604.830.7458 | [bcline@shaw.ca](mailto:bcline@shaw.ca)  
Floor plans and virtual tours at [www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)









Presented by:  
**Beebe Cline - PREC**

Hugh & McKinnon Realty Ltd.  
Phone: 604-531-1909  
www.whiterocklifestyles.com  
bcline@shaw.ca



**Active**  
**R2425907**  
Board: F  
Townhouse

**32 15273 24 AVENUE**  
South Surrey White Rock  
King George Corridor  
V4A 2H9

Residential Attached  
**\$699,000 (LP)**  
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$699,000**  
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1993**  
Depth / Size (ft.): **0** Bedrooms: **3** Age: **27**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,564.66**  
Council Apprv?: **No** Half Baths: **1** For Tax Year: **2019**  
Exposure: **Northeast** Maint. Fee: **\$338.17** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **017-465-052**  
Mgmt. Co's Name: **Leonis** Tour:  
Mgmt. Co's Phone: **604-575-5474**  
View: **No :**  
Complex / Subdiv: **The Peninsula**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: <b>2 Storey, End Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Visitor Parking</b>		
Exterior: <b>Wood</b>		Locker: <b>N</b>	
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>1</b>	Dist. to School Bus: <b>3</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>97</b>	Total Units in Strata:
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Patio(s)</b>		Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Gardening, Management**  
Legal: **LT 28 SEC 23 TWP 1 PL LMS 133 NWD**

Amenities: **Club House**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Jetted Bathtub, Smoke**

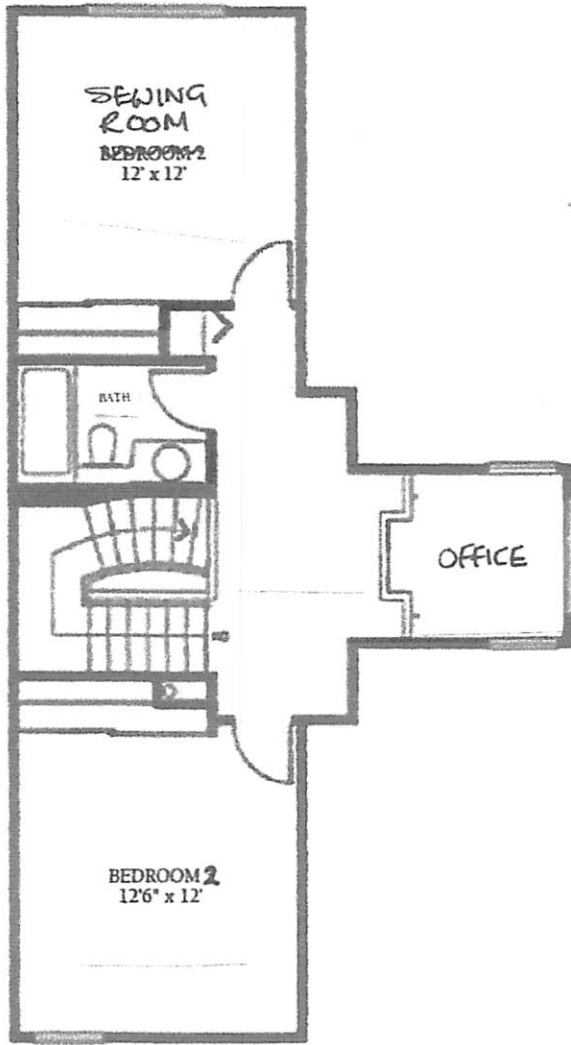
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11' x 4'			x			x
Main	Kitchen	10'8 x 9'5			x			x
Main	Eating Area	8'10 x 8'1			x			x
Main	Dining Room	10' x 10'			x			x
Main	Living Room	13' x 15'3			x			x
Main	Master Bedroom	13'3 x 12'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	12'6 x 12'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,021</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>607</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>19+</b>			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	3	Yes	Pool:
Finished Floor (Total): <b>1,628 sq. ft.</b>	# or % of Rentals Allowed: <b>0</b>			4			No	Garage Sz: <b>19x20</b>
Unfinished Floor: <b>0</b>	Bylaws: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed, Smoking</b>			5			No	Grg Dr Ht: <b>6'</b>
Grand Total: <b>1,628 sq. ft.</b>	Basement: <b>None</b>			6			No	
				7			No	
				8			No	

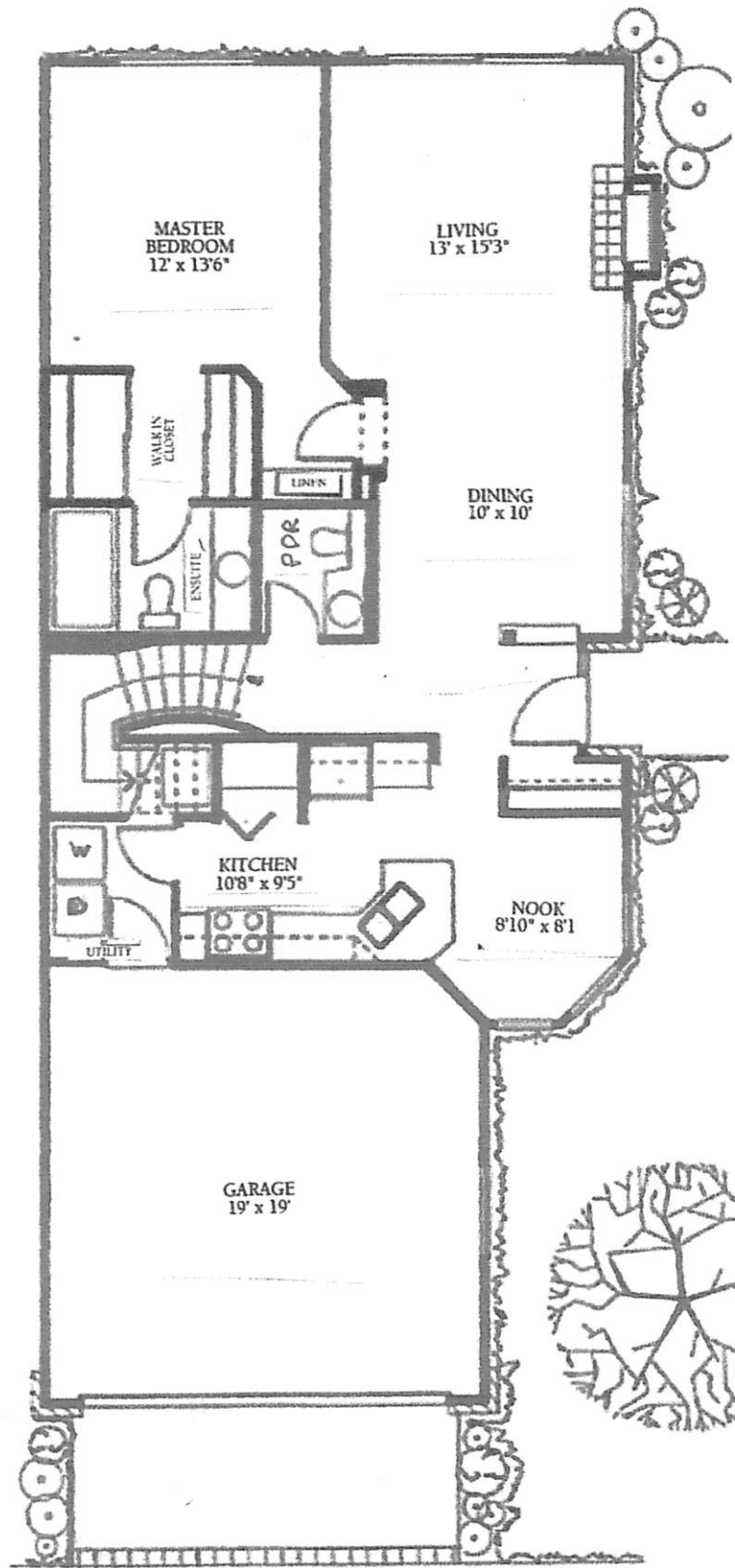
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**The Peninsula Corner -end Unit 1628 sqft 2.5 bath 3 bedrooms Quiet Location adjacent to Peninsula Village Shopping Center Double Garage at Entry Level, Vaulted Ceiling Extra windows -lots of Light, Radiant heated floors, Gas Fireplace in Living room and access to Patio garden area-grassed. Master-bedroom suite is on the Main Floor, Jetted Bathtub & lots of Closet Storage space. Accommodates a king size bedroom suite. Kitchen has eating area, formal dining room space. Upstairs 2 Full bedrooms & full bath. Strata fee \$338.17, 2 pets permitted, dogs no higher than 15" at shoulder, No Rentals, Age 19+, Smoking restrictions. Well appointed Clubhouse. Well Maintained Complex with healthy contingency fund. Lovely Gardens Security Gated Complex. Ready for move in Jan 2020. Strata Pkg available**

# 32 15273 24 AVENUE - FLOOR PLAN



UPPER FLOOR 525 sq.ft.



MAIN FLOOR 1,045 sq.ft.

3 BEDROOM  
1,570 sq.ft.  
(approx. area)



BEEBE CLINE

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

**Strata Property Act**  
**FORM B**  
**INFORMATION CERTIFICATE**  
*(Section 59)*

The Owners, Strata Plan LMS 133 certify that the information contained in this certificate with respect to Strata Lot 28 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above  
.....\$338.17
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) .....\$NIL
- (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?
- No       Yes [*attach copy of all agreements*] **SEE ATTACHED**
- (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 .....\$NIL
- The payment is to be made by .....(*month, day, year*)
- (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.... \$9,709.91  
*(The amount indicated is the sum total of individual line items on the budget that are over budget and does not necessary refer to the annual budget as a whole; see financial report for details.)*
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.....\$551,569.47
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
- No       Yes [*attach copy of all amendments*]
- (h) Are there any resolutions passed by a 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?
- No       Yes [*attach copy of all resolutions*]
- (h.1) Are there any winding-up resolutions that have been passed?
- No       Yes [*attach copy of all resolutions*]

(i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

No       Yes [*attach copy of all notices*]

(j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding and/or are there any judgments or orders against the strata corporation?

No       Yes

(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?

No       Yes [*attach copies of all notices or work orders*]

(l) Number of strata lots in the strata plan that are rented

.....To the best of our knowledge, the number is 0 (NIL).

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

No       Yes

(i) *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 stall(s) within common property might be available

(ii) *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

(iii) *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 \$NIL per month.
- Parking stall(s) number(s).....may have been allocated by owner developer assignment



Details:

Parking is within the designated garage of each strata lot.....

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

**\*Note: 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.**

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

No       Yes

(i) *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

(ii) *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

(iii) *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 \$NIL per month.
- Storage locker(s) number(s)..... may have been allocated by owner developer assignment

Details:

Storage is within the strata lot.

.....

.....

*[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any application documents in the possession of the strata corporation.]*

**\*Note: 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.**

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.

Date: December 11<sup>th</sup>, 2019



.....  
*Signature of Strata Manager, if authorized by Strata Corporation*

*This Information Certificate has been prepared relying on information received and recorded by and from various sources. Every effort has been made to ensure accuracy and completeness of the material, however, Leonis Management & Consultants Ltd. does not guarantee the legal accuracy of the information and does not accept responsibility for loss and inconvenience suffered by users as a result of inaccuracies.*



# LEONIS Management & Consultants Ltd.

5355 - 152ND STREET, SURREY, BC V3S 5A5  
t: 604.575.5474 f: 604.575.5476

# 32

July 12, 2007

Mrs. Pauline Buckley  
32 - 15273 - 24<sup>th</sup> Avenue  
Surrey, BC V4A 2H9

Dear Mrs. Buckley:

**Re: Peninsula Village, The Owners, Strata Plan LMS 133**

We are writing to you at the direction of the Strata Council and as the result of a recent Strata Council Meeting whereat your letter of request for permission to change the present gas fireplace to a different gas fireplace was considered.

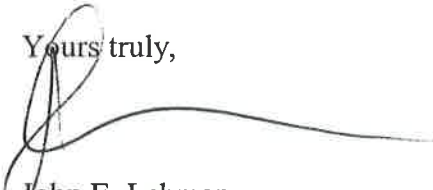
We are pleased to advise the Strata Council has approved of your alteration as requested, subject to the usual conditions for alterations of Owners as set out below:

1. All costs associated with the alteration shall be your responsibility;
2. Ongoing repair and maintenance of the alteration shall be your responsibility;
3. Any necessary insuring of the alteration shall be your responsibility;
4. Should you convey title to your strata lot at some point in the future the foregoing conditions shall become condition of the sale and purchase of the strata lot thereby ensuring that when a purchaser takes title to the strata lot they understand that these conditions will apply to the alteration into the future.

By proceeding with the alteration it is deemed that you agree with the foregoing conditions.

We thank you for taking the time to communicate with your Strata Corporation in these regards and remain,

Yours truly,



John E. Lehman  
Strata Property Agent

JEL/lb  
Copy to Strata Council

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**Peninsula Village - LMS 133 (pen0133)**  
**15273 - 24th Avenue/2500 - 152nd Street Surrey BC**  
**Budget Comparison**

Period From May 2019 - January 2020  
Books = Accrual

	PTD Actual	YTD Actual	YTD Budget	Annual Budget
<b>REVENUE</b>				
Operating Revenue				
Strata Fees	33,780.72	304,026.50	304,025.22	405,367.00
Key/Fob Purchases	0.00	70.00	0.00	0.00
Interest Penalties	0.00	27.74	0.00	0.00
Transfer from Contingency Reserve Fund	0.00	150,000.00	0.00	0.00
Interest Income - Operating	195.89	1,920.33	524.97	700.00
Total Operating Revenue	<u>33,976.61</u>	<u>456,044.57</u>	<u>304,550.19</u>	<u>406,067.00</u>
<b>TOTAL REVENUE</b>	<b>33,976.61</b>	<b>456,044.57</b>	<b>304,550.19</b>	<b>406,067.00</b>
<b>DISBURSEMENTS</b>				
Utilities				
Electricity	368.53	1,630.81	1,874.97	2,500.00
Gas	62.69	461.10	375.03	500.00
Refuse Pick-up	2,084.78	17,973.42	17,761.50	23,682.00
Total Utilities	<u>2,516.00</u>	<u>20,065.33</u>	<u>20,011.50</u>	<u>26,682.00</u>
Repairs & Maintenance				
Repairs & Maintenance - General	856.00	35,564.50	15,000.03	20,000.00
Roof Maintenance	0.00	0.00	11,250.00	15,000.00
Enterphone / Phone Lines	381.45	993.21	375.03	500.00
Supplies	169.90	866.10	74.97	100.00
Total Repairs and Maintenance	<u>1,407.35</u>	<u>37,423.81</u>	<u>26,700.03</u>	<u>35,600.00</u>
Grounds				
Roadways/Walkways	210.00	210.00	5,249.97	7,000.00
Sewers/Drains	0.00	1,039.92	749.97	1,000.00
Landscape Maintenance	6,728.40	54,645.15	52,499.97	70,000.00
Landscape Improvements	0.00	12,132.75	11,250.00	15,000.00
Pest Control	333.21	3,101.44	2,999.97	4,000.00
Entrance Gates	0.00	3,817.81	1,500.03	2,000.00
Total Grounds	<u>7,271.61</u>	<u>74,947.07</u>	<u>74,249.91</u>	<u>99,000.00</u>
Administration				
Insurance	7,089.50	63,805.50	63,805.50	85,074.00
Insurance Valuation	0.00	0.00	180.00	240.00
Strata Management - Fees	2,094.75	18,852.75	18,852.75	25,137.00
Sundry Items	994.41	2,148.96	2,999.97	4,000.00
Transfer to Contingency Reserve Fund	10,861.17	97,750.49	97,750.53	130,334.00
Total Administration	<u>21,039.83</u>	<u>182,557.70</u>	<u>183,588.75</u>	<u>244,785.00</u>
Projects				
Roofing Project	0.00	46,305.00	0.00	0.00
Driveway Project	0.00	20,037.15	0.00	0.00
Fence Project	0.00	64,449.00	0.00	0.00
Lighting Project	0.00	1,144.50	0.00	0.00
Total Projects	<u>0.00</u>	<u>131,935.65</u>	<u>0.00</u>	<u>0.00</u>
<b>TOTAL DISBURSEMENTS</b>	<b>32,234.79</b>	<b>446,929.56</b>	<b>304,550.19</b>	<b>406,067.00</b>
<b>SURPLUS DEFICIT</b>	<b><u>1,741.82</u></b>	<b><u>9,115.01</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>

**Peninsula Village - LMS 133 (pen0133)**  
**15273 - 24th Avenue/2500 - 152nd Street, Surrey, BC,**  
**Balance Sheet**  
 Period= January 2020  
 Book= Accrual

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ASSETS	
Current Assets	
Cash	
Petty Cash	1,500.00
Bank - Operating	97,348.73
Contingency Reserve Fund	
Bank - Contingency Reserve Fund	574,971.45
Total Contingency Reserve Fund	574,971.45
Total Cash	673,820.18
Prepaid Insurance	14,179.00
Accounts Receivable	360.56
Total Current Assets	688,359.74
TOTAL ASSETS	688,359.74
LIABILITIES AND EQUITY AND FUND BALANCES	
LIABILITIES	
Current Liabilities	
Strata Fees Received in Advance	353.84
Total Current Liabilities	353.84
TOTAL LIABILITIES	353.84
EQUITY AND FUND BALANCES	
Contingency Reserve Fund	
CRF Current Year Opening Balance	619,816.07
CRF Current Year Contributions	97,750.49
CRF Current Year Interest	7,404.89
CRF Current Year Disbursements	-150,000.00
Total Contingency Reserve Fund	574,971.45
Retained Earnings	
Retained Earnings - Opening Balance	103,919.44
Current Earnings	9,115.01
Total Retained Earnings	113,034.45
TOTAL EQUITY AND FUND BALANCES	688,005.90
TOTAL LIABILITIES AND EQUITY AND FUND BALANCES	688,359.74

\* Amounts in cad

**Peninsula Village - LMS 133 (pen0133)**  
**General Ledger**

Period = Jan 2020

Book = Accrual

Sort On = Date

Property	Person/Description	Debit	Credit	Balance	Remarks
<b>501000</b>	<b>Electricity</b>			<b>1,262.28</b>	<b>= Beginning Balance =</b>
pen0133	BC Hydro (v0000004)	58.15	0.00	1,320.43	Acct 5216 081 - Oct 30-Dec 30/19
pen0133	BC Hydro (v0000004)	310.38	0.00	1,630.81	Acct 1875 644 - Oct 30-Dec 30/19
	<b>Net Change=368.53</b>	<b>368.53</b>	<b>0.00</b>	<b>1,630.81</b>	<b>= Ending Balance =</b>
<b>501500</b>	<b>Gas</b>			<b>398.41</b>	<b>= Beginning Balance =</b>
pen0133	FortisBC - Natural Gas (v0000003)	62.69	0.00	461.10	Acct 862749 - Nov 28-Dec 31/19
	<b>Net Change=62.69</b>	<b>62.69</b>	<b>0.00</b>	<b>461.10</b>	<b>= Ending Balance =</b>
<b>503000</b>	<b>Refuse Pick-up</b>			<b>15,888.64</b>	<b>= Beginning Balance =</b>
pen0133	AJM Disposal Services Ltd. (v0000141)	2,084.78	0.00	17,973.42	Refuse pickup - Jan 1-31/2020
	<b>Net Change=2,084.78</b>	<b>2,084.78</b>	<b>0.00</b>	<b>17,973.42</b>	<b>= Ending Balance =</b>
<b>510000</b>	<b>Repairs and Maintenance - General</b>			<b>34,708.50</b>	<b>= Beginning Balance =</b>
pen0133	Myrna Cohen (v0002777)	856.00	0.00	35,564.50	Petty cash reimbursement
	<b>Net Change=856.00</b>	<b>856.00</b>	<b>0.00</b>	<b>35,564.50</b>	<b>= Ending Balance =</b>
<b>513000</b>	<b>Enterphone / Phone Lines</b>			<b>611.76</b>	<b>= Beginning Balance =</b>
pen0133	DoorKing Inc. (v0002778)	284.94	0.00	896.70	Gate enterphone system
pen0133	Myrna Cohen (v0002777)	13.45	0.00	910.15	Petty cash reimbursement
pen0133	Telus (v0000038)	41.53	0.00	951.68	Acct 2387425829 - Jan 4-Feb 3/20
pen0133	Telus (v0000038)	41.53	0.00	993.21	Acct 2387425838 - Jan 4-Feb 3/20
	<b>Net Change=381.45</b>	<b>381.45</b>	<b>0.00</b>	<b>993.21</b>	<b>= Ending Balance =</b>
<b>521000</b>	<b>Supplies</b>			<b>696.20</b>	<b>= Beginning Balance =</b>
pen0133	Myrna Cohen (v0002777)	169.90	0.00	866.10	Petty cash reimbursement
	<b>Net Change=169.90</b>	<b>169.90</b>	<b>0.00</b>	<b>866.10</b>	<b>= Ending Balance =</b>
<b>530500</b>	<b>Roadways/Walkways</b>			<b>0.00</b>	<b>= Beginning Balance =</b>
pen0133	Diamond Shovel Contracting (v0000639)	210.00	0.00	210.00	Salting services - Nov 25 + Dec 23/19
	<b>Net Change=210.00</b>	<b>210.00</b>	<b>0.00</b>	<b>210.00</b>	<b>= Ending Balance =</b>
<b>532500</b>	<b>Sewers/Drains</b>			<b>1,039.92</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,039.92</b>	<b>= Ending Balance =</b>
<b>533000</b>	<b>Landscape Maintenance</b>			<b>47,916.75</b>	<b>= Beginning Balance =</b>
pen0133	Kyler's Lawn Care Plus Inc. (v0000790)	6,720.00	0.00	54,636.75	Landscape maintenance - Jan 2020
pen0133	Myrna Cohen (v0002777)	8.40	0.00	54,645.15	Petty cash reimbursement
	<b>Net Change=6,728.40</b>	<b>6,728.40</b>	<b>0.00</b>	<b>54,645.15</b>	<b>= Ending Balance =</b>
<b>533500</b>	<b>Landscape Improvements</b>			<b>12,132.75</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,132.75</b>	<b>= Ending Balance =</b>

\* Amounts in cad

**Peninsula Village - LMS 133 (pen0133)**  
**General Ledger**

Period = Jan 2020

Book = Accrual

Sort On = Date

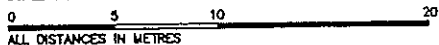
Property	Person/Description	Debit	Credit	Balance	Remarks
<b>535500</b>	<b>Pest Control</b>			<b>2,768.23</b>	<b>= Beginning Balance =</b>
pen0133	Abell Pest Control Inc. (v0000344)	333.21	0.00	3,101.44	Pest control - Jan 2020
	<b>Net Change=333.21</b>	<b>333.21</b>	<b>0.00</b>	<b>3,101.44</b>	<b>= Ending Balance =</b>
<b>536000</b>	<b>Entrance Gates</b>			<b>3,817.81</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,817.81</b>	<b>= Ending Balance =</b>
<b>550500</b>	<b>Insurance</b>			<b>56,716.00</b>	<b>= Beginning Balance =</b>
pen0133	:PostRecurring Insurance expense	7,089.50	0.00	63,805.50	Insurance expense
	<b>Net Change=7,089.50</b>	<b>7,089.50</b>	<b>0.00</b>	<b>63,805.50</b>	<b>= Ending Balance =</b>
<b>552000</b>	<b>Strata Management - Fees</b>			<b>16,758.00</b>	<b>= Beginning Balance =</b>
pen0133	Leonis Management & Consultants Ltd. (v0000005)	2,094.75	0.00	18,852.75	Strata management fees
	<b>Net Change=2,094.75</b>	<b>2,094.75</b>	<b>0.00</b>	<b>18,852.75</b>	<b>= Ending Balance =</b>
<b>559000</b>	<b>Sundry Items</b>			<b>1,154.55</b>	<b>= Beginning Balance =</b>
pen0133	Leonis Management & Consultants Ltd. (v0000005)	134.86	0.00	1,289.41	Photocopies, faxes & mailings
pen0133	Condominium Home Owners' Association (v0000150)	522.50	0.00	1,811.91	Membership renewal - 2020
pen0133	Myrna Cohen (v0002777)	312.05	0.00	2,123.96	Petty cash reimbursement
pen0133	:PostRecurring Bank Service Charge	25.00	0.00	2,148.96	Bank Service Charge
	<b>Net Change=994.41</b>	<b>994.41</b>	<b>0.00</b>	<b>2,148.96</b>	<b>= Ending Balance =</b>
<b>561000</b>	<b>Transfer to Contingency Reserve Fund</b>			<b>86,889.32</b>	<b>= Beginning Balance =</b>
pen0133	:PostRecurring Monthly CRF contribution	10,861.17	0.00	97,750.49	Monthly CRF contribution
	<b>Net Change=10,861.17</b>	<b>10,861.17</b>	<b>0.00</b>	<b>97,750.49</b>	<b>= Ending Balance =</b>
<b>802000</b>	<b>Roofing Project</b>			<b>46,305.00</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>46,305.00</b>	<b>= Ending Balance =</b>
<b>802200</b>	<b>Driveway Project</b>			<b>20,037.15</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,037.15</b>	<b>= Ending Balance =</b>
<b>803000</b>	<b>Fence Project</b>			<b>64,449.00</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>64,449.00</b>	<b>= Ending Balance =</b>
<b>805700</b>	<b>Lighting Project</b>			<b>1,144.50</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,144.50</b>	<b>= Ending Balance =</b>
		<b>32,234.79</b>	<b>0.00</b>		

# FLOOR PLANS

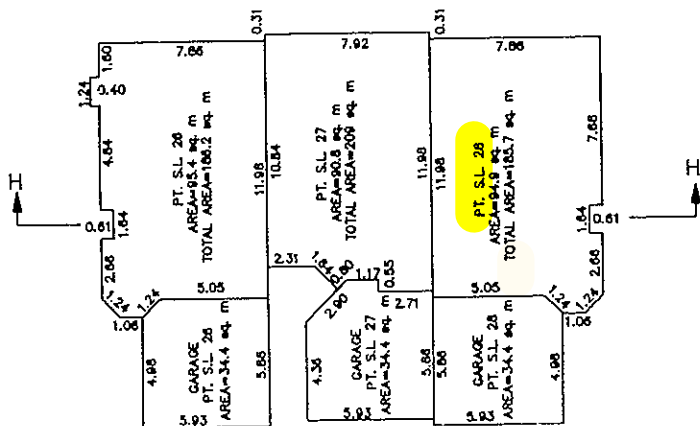
# STRATA PLAN LMS 133

SCALE 1:200

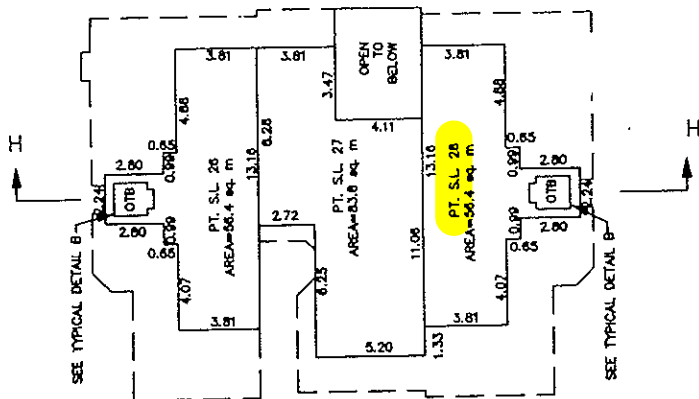
PHASE 1



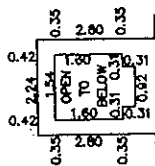
## BUILDING 8



### MAIN FLOOR



### SECOND FLOOR



TYPICAL  
DETAIL B  
SCALE 1 : 100

*RJE*  
B.C.L.S.  
DATED THIS 15<sup>th</sup> DAY OF July 1991.





COPY

Approved 

**PENINSULA VILLAGE, STRATA PLAN LMS 133  
ESTIMATED ANNUAL OPERATING AND CONTINGENCY BUDGET  
FOR THE PERIOD MAY 1, 2019 TO APRIL 30, 2020**

Individual monthly strata fees are based on the estimated costs listed below:

		<u>2019/2020</u> <u>Approved</u> <u>Budget</u>
<b>UTILITIES:</b>	Electricity for Common Areas	\$ 2,500.00
	Gas for Recreation Centre Fireplace	500.00
<b>INSURANCE:</b>		85,074.00
<b>INSURANCE VALUATION APPRAISAL PROGRAM: (Year 1 of 3)</b>		240.00
<b>DEPRECIATION REPORT (Year 1 of 3)/CONSULTING :</b>		-
<b>MAINTENANCE &amp; REPAIRS:</b>		
	- Supplies	100.00
	- Roadways (Incl. Pavement Repairs)	7,000.00
	- Landscape Maintenance Contract	70,000.00
	- Landscape Improvements (Incl. Tree Maintenance)	15,000.00
	- Entrance Gates	2,000.00
	- Enterphone	500.00
	- Pest Control	4,000.00
	- Repairs and Maintenance - General	20,000.00
	- Sewers/Drains	1,000.00
	- Roof Maintenance, Eaves, etc.	15,000.00
<b>STRATA CORPORATION ADMINISTRATION - AGENTS FEES:</b>		25,137.00
<b>REFUSE PICK-UP:</b>	(Including Recycling Service)	23,682.00
<b>SUNDRY ITEMS:</b>		4,000.00
<b>TOTAL OPERATING BUDGET:</b>		<b>\$ 275,733.00</b>
<b>LESS OPERATING INCOME:</b>		
	Interest Income	(700.00)
<b>NET OPERATING BUDGET:</b>		<b>\$ 275,033.00</b>
<b>CONTINGENCY ALLOCATIONS:</b>		
	- Contingency Reserve Fund	130,334.00
<b>TOTAL OWNERS STRATA FEES:</b>		<b>\$ 405,367.00</b>
<b>TOTAL BUDGET:</b>		<b>\$ 405,367.00</b>
<b>Effective May 1, 2019</b>		

PENINSULA VILLAGE, STRATA PLAN LMS 133

**SUMMARY OF BUDGETED FUNDING REQUIRED BY THE OWNERS  
FOR THE YEAR MAY 1, 2019 - APRIL 30, 2020**

	<b>BUDGET 2019/2020</b>	<b>BUDGET 2018/2019</b>	<b>INCREASE/ (DECREASE)</b>
Total Estimated Operating Budget	\$ 275,733.00	\$ 271,267.00	\$ 4,466.00
Operating Interest Income	(700.00)	(700.00)	-
<b>NET OPERATING FUND TOTAL:</b>	<b>\$ 275,033.00</b>	<b>\$ 270,567.00</b>	<b>\$ 4,466.00</b>
Contingency Allocations	130,334.00	134,800.00	(4,466.00)
Contingency Reserve Interest Income	-	-	-
<b>TOTAL BUDGET:</b>	<b>\$ 405,367.00</b>	<b>\$ 405,367.00</b>	<b>\$ -</b>

**ESTIMATED STATUS OF THE CONTINGENCY RESERVE FUND:**

Contingency Reserve Fund on Hand as at May 1, 2019	\$ 611,550.00
Add: Owners Strata Fees Interest Income	130,334.00 -
Estimated Contingency Reserve Funds on Hand as at April 30, 2020	<b><u>\$ 741,884.00</u></b>

## Policy No. CLMS133

## Summary of Coverage

Named Insured: The Owners of Strata Plan LMS 133 Peninsula Village  
 Additional Insured(s): Leonis Management & Consultants Ltd.  
 Mailing Address: c/o Leonis Management & Consultants Ltd., 108 - 5455 - 152nd Street, Surrey, BC V3S 5A5  
 Location Address(es): 15273-24 Avenue & 2500-152 Street, Surrey, BC V4P 4N7  
 Policy Period: **March 31, 2019 to March 31, 2020** 12:01 a.m. Standard Time  
 Loss Payable to: The Insured or Order in Accordance with the Strata Property Act of British Columbia  
 Insurers: As Per List of Participating Insurers Attached.

Insuring Agreements	Deductibles	Limit
<b>PROPERTY COVERAGES</b>		
All Property, All Risks, Unlimited Guaranteed Replacement Cost	\$2,500	\$32,473,400
Unlimited Additional Living Expenses	Included	Included
<b>Water Damage</b>	<b>\$10,000</b>	Included
<b>Backup of Sewers, Sumps, Septic Tanks or Drains</b>	<b>\$10,000</b>	Included
Earthquake Damage	10 %	Included
Flood Damage	\$10,000	Included
Key and Lock Replacement	Nil	\$50,000
<b>EARTHQUAKE DEDUCTIBLE BUY DOWN</b>		
10% to 5% deductible buy down	\$1,623,670	\$3,247,340
<b>BLANKET EXTERIOR GLASS INSURANCE</b>		
Residential	\$ 100	Blanket
Commercial	\$ 250	Blanket
<b>COMMERCIAL GENERAL LIABILITY</b>		
Each Occurrence Limit	\$ 500	\$10,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$ 500	\$10,000,000
Products & Completed Operations - <i>Aggregate</i>		\$10,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$ 500	\$10,000,000
Non-Owned Automobile - SPF #6 - <i>Per Occurrence</i>		\$10,000,000
<b>STRATA DIRECTORS &amp; OFFICERS LIABILITY</b>		
Primary Policy	Nil	\$5,000,000
Cyber Security and Privacy Liability		\$250,000
<b>ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY</b>		
Limit of Liability - Each Incident, Coverages A-G	\$10,000 Retention	\$1,000,000
Limit of Liability - Each Incident, Coverage H	5 Day Waiting Period	\$250,000
Aggregate Limit		\$1,000,000
<b>VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)</b>		
Personal Accident Limit - Maximum Benefit - Lesser of \$350,000 or 7.5x Annual Salary		\$350,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		
Program Aggregate Limit		\$10,000,000
<b>COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION</b>		
Employee Dishonesty	Nil	\$30,000
Broad Form Money & Securities	Nil	\$30,000
<b>EQUIPMENT BREAKDOWN</b>		
I Standard Comprehensive Plus, Replacement Cost	\$1,000	\$32,473,400
II Consequential Damage, 90% Co-Insurance	\$1,000	\$25,000
III Extra Expense	24 Hour Waiting Period	\$100,000
IV Ordinary Payroll - 90 Days	24 Hour Waiting Period	\$100,000
<b>PRIVACY BREACH SERVICES</b>		
	Nil	\$50,000
<b>TERRORISM</b>		
	\$ 500	\$500,000

Copy To  
Strata Council

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

**MINUTES OF STRATA COUNCIL MEETING OF PENINSULA VILLAGE, THE OWNERS, STRATA CORPORATION LMS133, held January 15, 2020 at the Clubhouse.**

**PRESENT:**

Doug Pawson	- President
Lucy Worobetz	- Vice-President /Landscaping
Dot Roulson	- Landscaping
Myrna Cohen	- Treasurer
Karen Gulka	- Secretary
Herb Mueller	- Maintenance
John Riley	- Maintenance

To contact the Strata Council,  
please email  
[admin@peninsula133.ca](mailto:admin@peninsula133.ca)

To change the email address we  
have for you, contact the  
Secretary at  
[admin@peninsula133.ca](mailto:admin@peninsula133.ca)

**ABSENT:** Debra Spatzner, Strata Agent of Leonis Management & Consultants Ltd.

**CALL TO ORDER:**

Doug Pawson, called the meeting to order at 7:03 p.m.

**MINUTES:**

It was moved by Karen Gulka, seconded by Lucy Worobetz that the Council Meeting minutes of December 18, 2019, be accepted as circulated, carried.

**BUSINESS ARISING FROM PREVIOUS MINUTES:**

**Review New Landscaping Company**

In the first few weeks of service Council has noticed a big difference in the quality of work performed with the new Landscaping Company, Lawn Care Plus. Council will be discussing it further at our AGM in April.

**TREASURER'S REPORT:**

Following review, it was moved by Myrna Cohen, seconded by John Riley, that the December 2019 Financial Reports be accepted as presented, carried.

Copies of the Financial Reports are attached to these Minutes for Owner's information.

**NEW BUSINESS:**

**SPECIAL GENERAL MEETING – JANUARY 23RD**

There will be a Special General Meeting on January 23, 2020 at 7:00 pm in the Clubhouse in regard to The Strata 2018 Bylaws (Section 19(1)).

**CLUBHOUSE CARPET REPLACEMENT**

A request was received from the Social Committee to replace the Clubhouse carpet with vinyl flooring. Following discussion, Council did not approve the request to replace carpet as it still looks in good shape. Council will consider adding a Resolution at the AGM to allocate \$10,000.00 to the 2020-2021 budget for Clubhouse upgrades.

**COPY**

## 2020-2021 BUDGET

Council has discussed the concerns a significant increase in our Strata insurance would have on our financials. Myrna will prepare a draft budget taking into consideration a significant increase in our insurance plus other service cost increases where we have been notified.

## 2020-2021 PROJECTS

No significant projects are anticipated at this time.

## COMMITTEE REPORTS:

Maintenance Report: Herb Mueller & John Riley

Unit #48 Flat roof needs fixing.

Gardening Report: Lucy Worobetz

Unit #61 wants Cherry tree pruned. Lucy will ask for prices from different Companies.

Bylaw Report: Doug Pawson

No significant issues have been observed. While the weather is freezing at night, please no car washing.

## CORRESPONDENCE:

The Strata Council received and reviewed correspondence from the Owners of units: 1, 6, 9, 13, 32, 33, 43, 69, 71, 77, 84, 85, and 95.

## ADJOURNMENT:

There being no further business, the meeting terminated at 8:33 p.m.

The next Council Meeting will be held on February 19, 2020.

## REMINDERS:

### **Communication Information**

Owners wishing to submit correspondence to the *Peninsula Village* Strata Council are asked to do so in writing, primarily by email to [admin@peninsula133.ca](mailto:admin@peninsula133.ca). Alternatively, letters may be mailed or faxed care of Leonis Management, but doing so will result in delays not experienced when using email. Please submit correspondence at least five (5) days prior to Council meetings to allow Council time to process the correspondence and consider the matter at the upcoming meeting. Except for emergencies, all communication must be in writing to be considered by Council.

In emergencies, call emergency services at 911 immediately. Subsequently, report any matters concerning strata lots or common property to the Strata Council at [admin@peninsula133.ca](mailto:admin@peninsula133.ca) or through Leonis Management.

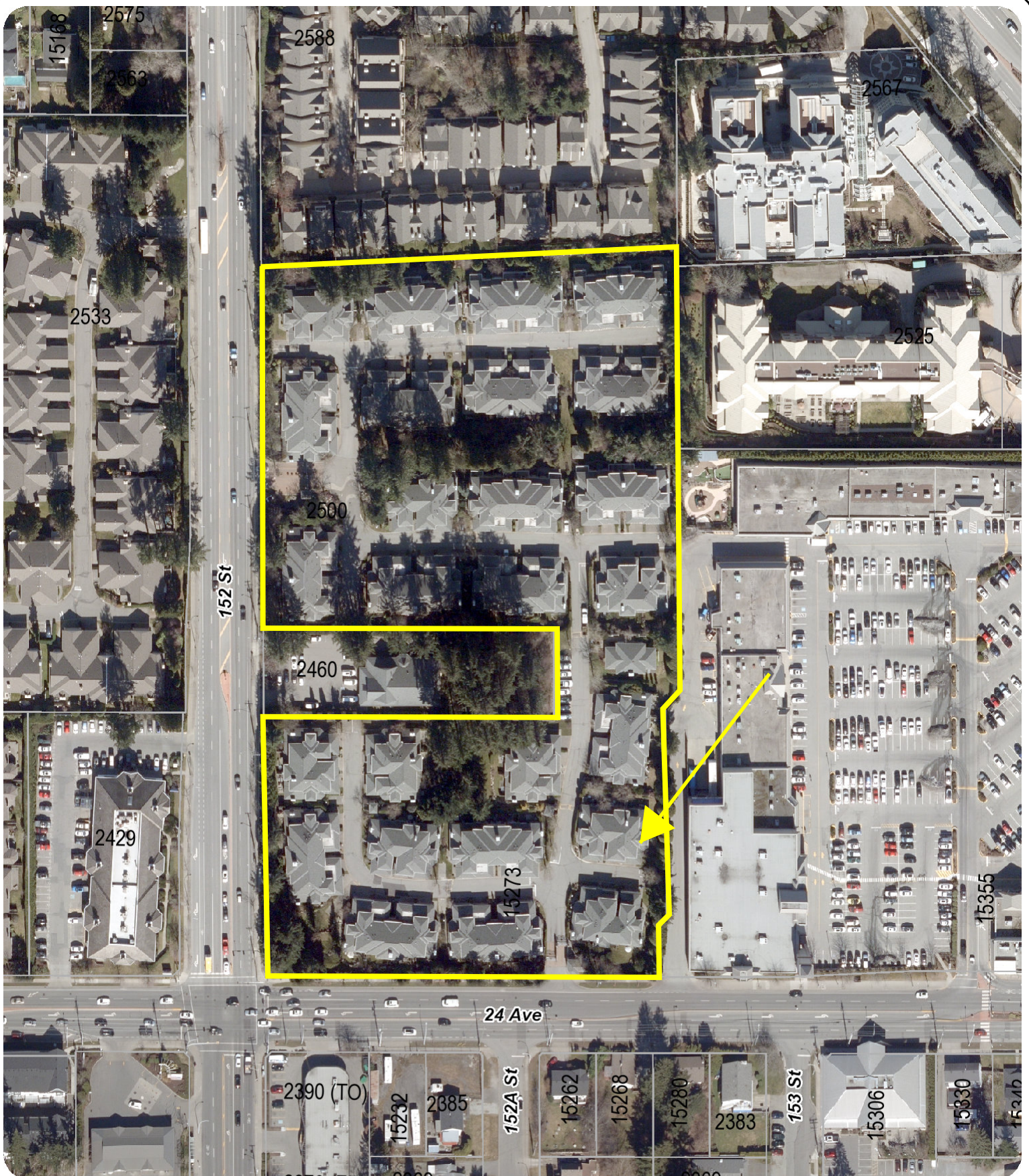
Postal mail should be directed to:

The Owners, Strata Corporation LMS 133  
c/o Leonis Management & Consultants Ltd.  
108-5455 152 Street  
Surrey BC V3S 5A5  
Faxes may be sent via Leonis to 604 575 5476.

Residents of Peninsula Village are advised that they can obtain current and archival Minutes of Meetings, Financial Reports, Rules, Bylaws and Insurance for Peninsula Village by visiting the

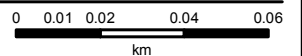
- Leonis Management Website: [Leonismgmt.com \(http://www.leonismgmt.com/\)](http://www.leonismgmt.com/)
- Click on Order Documents & Forms
- Strata Login: Owner
- Strata property number: lms133
- Password: 13315273
- Current Minutes and Financial Statements are free to Owners for 60 days, after that there is a cost.

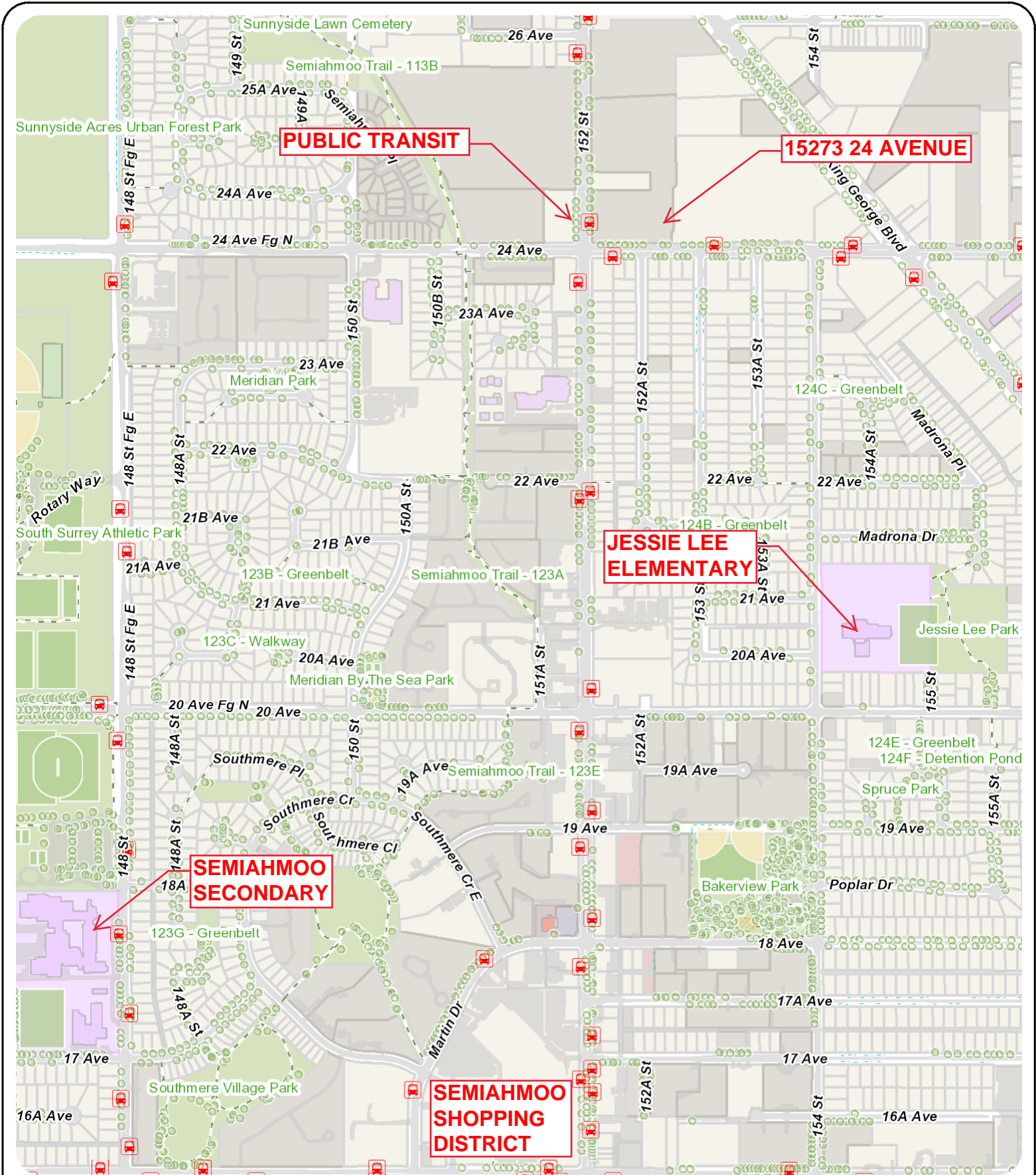
**\*\*All meeting minutes will be available by email distribution, or via this site only.\*\***



15273 24 Avenue

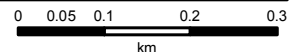
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15273 24 Avenue

Scale: 1:8,750



# 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.