

# White Label Newsletter

YOUR COMPANY NAME

## CONDO LIVING POINTS OF INTEREST

- You see some of your neighbours every day
- You have a shared moat
- Neighbourhood watch is very effective
- Common element costs are distributed whether you use the facilities or not

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## CONDO LIVING

There are many issues regarding individuals who decide to live in condominiums. Property managers tend to classify these as the four "P's" People, Parking, Pets and Pools.

The first two are constant for all condominium dwellers whereas the last two depend on optional equipment and bylaws and as such may not be universal.

Condominium dwellers are an interesting group because they live in their communities as distinct individuals who cherish both their privacy within their proprietary walls and their community through condo living.

## CONDO LIVING NOT FOR THOSE WHO THINK THEIR HOME IS THEIR CASTLE

that the condo living requires you to share the moat.

However you also get to share and pay for common elements whether you and your family use them or not. For some people this makes the pool a fantastic deal, but the exercise

The condo community provides very close neighbours which despite sound proof walls may allow you to know



Condo Living

who is coming or going and when. On the other hand nobody can see inside your private area unless you specifically allow it, giving you some modicum of privacy.

room a waste of money. In the condominium environment the common average is the rule and with very few exceptions can be tolerated. If you can live with the concept of majority rule, then condominium living is for you, but if you cannot, consider

Condo living is not for everyone, but it is for people who want to travel and have their property protected, or for people who cannot afford costs of common land areas in a given community. Condo living is not necessarily for seniors but it is also not for hermits, because you will see some of your neighbours every day.

Condo living is fine for individuals and families who are comfortable in their own visible environment and still sufficiently social to not alienate their neighbours by ignoring them.

If you are the type who assumes your home is your castle, you should recognize

another living space until you can afford that lovely house in the suburbs with the azaleas and the rest of the garden you design and plant.

Condo living is not for everyone, but it does have many significant advantages as listed in the above article.

**P E O P L E I N C O N D O S**

People in condominium living are always a concern because they are in close proximity and as such their demographic makeup can cause you comfort or concern. For example you do not expect to see children playing on the grass in a seniors' development except when the grandchildren are visiting. In a student development, there is bound to be occasions for parties

and or loud music. So when choosing a condominium where you want to live, you should always ensure that the population demographic matches your own demographic or you will never like or accept your environment. Unfortunately many condominium sales offices are more concerned about selling you the actual condominium without truly worrying about the

demographic.

If you are a wise shopper, you will investigate the make-up as well as the finances of any condominium you are considering for purchase to ensure that you fit the demographic or that it fits you.

You, of course need to be extra careful when purchasing a new condo as then, you may be unlikely to match your needs unless you



Demographics

fully know and understand the neighbourhood demographics. If they fit then proceed, but be sure to exercise appropriate caution. Remember, buying the wrong condo will cost money and marital discord.

**T H E T H R E E C E R T A I N T I E S I N L I F E**

*“The three certainties in life are Death, Taxes and Home Repairs”*

There are three certainties in life, death, taxes and home repairs. When you live in a condominium, your home repairs, especially for the common areas depend on the contractors your property manager hires and uses.

These contractors all vie for the business, but property managers are responsible for selecting the most cost-

effective contractor for the job.

They have working arrangements with a number of specialists and have the training to ensure that the repairs are done right the first time and at the right price.

The operational effectiveness of the property manager has a lot to do with your monthly

common element fees and the more effective the trade contractors are, the lower your monthly condo fees can become,

Support your property manager by providing feedback on the quality of work performed. While this is good for a contractor's business it is more important to you because it is your home.

**P E T S**

One of the most important members of our families are our pets. I know that my dog plays a very important role in my life, in that she is a true companion and friend.

Bringing pets into a condominium can be difficult because many condos

require that you be able to carry your pet in the elevator and that they have to be housebroken.

Unless you are Mr. or Ms. Olympia, this prohibits having a St. Bernard, unless there is grandfather clause for existing pets. You need to be

careful to check out the condominium bylaws before moving into a condo to ensure that this does not conflict with your current pet's size and demeanor.

You want to ensure that you, your family and your pet will be comfortable in your new residence.



Pets

## THE ROLE OF THE PROPERTY MANAGER



The property manager of your condominium is steward of your castle. He or she is responsible for maintain-

ing the common elements of your residence from the start of the driveway to the bottom of the swimming pool; (if you have one) to the top of your exhaust fan on the

roof. The property manager must ensure that everything is in good repair and remains that way. If the manager does not succeed in doing that, your values will plummet.

One of the most telling signs of a well managed condominium is the state of repair of the common elements. Most specifically carpets and lighting the hallway as well as the reliability of elevators. Good managers pay attention to these issues on an ongoing basis, keeping after their

trades with a special purpose to protect their residents' investments.

While a property manager may not live in the condominium, his/her reputation is always at stake and is reflected by the state of repair of the condo. Good managers truly care. If you have one of these managers, encourage your board to hang-on to this carrying individual. Remember, the state of repair of your common areas do boost the value of your residence.



### PARKING

Most condominium residents own cars. This makes parking an almost obligatory portion of condominium living. When you move into a condominium, you must ensure that you have adequate and appropriate parking space that matches your needs perfectly.

For example, if you are a family with university students, still

living at home, and driving vehicles, you want to ensure that each vehicle has a designated space, or you have sufficient space to avoid getting parking tickets regularly from condo by-law enforcement officers.

There is nothing as frustrating as the nuisance of looking for parking spaces on a regular

basis. It makes musical chairs a popular and not frustrating game. Be certain to ensure that you have adequate parking facilities that match your current and anticipated family needs.

One viable option may be to rent a spot from another resident when required. This is popular in many condos.

*parking spaces on a regular basis makes musical chairs a non frustrating game.*

### POOLS

Many condominiums have pool areas and exercise rooms. The cleanliness and maintenance of these areas is of paramount concern to many residents. Some condos are very lax in how they maintain their pools. This is more than just water temperature. It also includes the chemical/sanitary conditions and the

management of the pool.

The water should be checked at least 3 times per day for chemical composition and automatically replaced after soiling by a fecal diaper.

Care should also be taken to ensure that pets are kept out of the pool and lifeguard services are provided when required, As a minimum there

must be assurance that proper safety equipment is available to protect the residents and their guests on an ongoing basis. A pool adds value but only if it is properly maintained.



WE'RE ON THE WEB!

EXAMPLE.COM

## Our Condo

### YOUR COMPANY NAME

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**Your company motto or mission  
statement here**

This section is reserved for your company information and anything of importance happening at your condominium.

It would also be useful to include a contact name for readers who want more information about the organization.

## RATIONALS FOR RULES

Sometimes rules irritate people. Unfortunately rules are a way of life in a condominium environment.

Many condominium managers feel like they are the mayor of a small town. In larger size condos this makes sense, as many condos hold over 1000 people and there are many small towns with less than 1000 residents.

Property managers are responsible for administration, repairs, security and any other issues that may arise. As such, they advise the condo board on the rules and regulations that try to find the best common denominator to ensure that every resident can enjoy themselves. This is why you have rules regarding pets, parking, noise level and pool cleanliness as well as the state of the property repair.

Noise level restrictions for example help residents

sleep at night and without being roused by loud parties or music.

Parking restrictions ensure that in the event of an emergency first responder vehicles can attend to those in need.

Pool restrictions keep the pool healthy and clean.

Security restrictions keep the residents safe,

There are many other restrictions both in a condo and in a small town all aimed at allowing the residents to enjoy living there.

In a condo, these restrictions are overseen by the resident elected condo board whereas in a small town



by elected officials.

Learn and know the rules, both before you buy into a condo and once you are living there.

If you are unsatisfied with some of the rules, consider running for election on the condo board so that you can help [change those rules that] you may feel are unreasonable. However, also recognize that you will get the same criticism you gave, once you become a member of the condo board yourself.

Turnabout is considered fair play.