

GROSVENOR | AMBLESIDE

LIVING IN A STRATA

Grosvenor Ambleside Phase 2 is a residential condominium community containing forty-two (42) residential condominiums. Because attached living is a unique experience that relies on the mutual cooperation of all to be successful, we wanted to provide you with some information about what you can expect when living in a strata building. There are many positive aspects of residing at Grosvenor Ambleside. Strata living offers an increased sense of community as residents are able to build relationships while enjoying the amenity spaces in the building. Unlike a single-family residence, the burden of coordinating general maintenance of the building is the responsibility of the strata council, which lightens the “to do list” for individual owners. If living in a strata building is new to you, it can be a big life change. To help ease the transition, here are a few things you should know;

- 1. STRATA COUNCIL** - At the first Annual General Meeting 3 strata council members from Grosvenor Ambleside Phase 2 will be elected. These new members will join the existing strata council members in Phase 1 to form one strata council for the whole development. The council’s responsibility is to create bylaws for the buildings and manage the process for operations of the buildings overall, with the assistance of the property manager.
- 2. BYLAWS** - Bylaws are rules of the building which are set by each strata. Bylaws act as guidelines for residents of the building. Examples include, changes residents are permitted to make to their home, restrictions on size or number of pets allowed per unit etc. The strata has the ability to take action against any resident who contravenes an approved bylaw. This can include a written warning, fines or legal action.
- 3. STRATA FEES** - Each owner will be charged a monthly fee known as a strata fee. This fee covers the maintenance of the services and amenity spaces offered in the building. This includes strata insurance, snow removal, landscaping, repairs and general maintenance etc.
- 4. PROPERTY MANAGER** - The property manager assists the strata council with its tasks. The strata has many duties such as the maintenance of the common areas, preparing budgets, collecting strata fees, securing insurance, maintaining required records and enforcing bylaws. These tasks involve complex knowledge of local and federal legislation, financial and accounting principles, contract law, building maintenance etc. The property manager is a valuable asset for the strata as a whole.
- 5. BEING A GOOD NEIGHBOUR** - Unlike living in a single-family home, your neighbours live in close proximity to you. Loud noises will disturb your neighbours. Some noise in a strata building is normal and to be expected, and neighbour’s acting in consideration of one another can reduce irritants and allow everyone to have a positive experience in their home.

More information about living in the Grosvenor Ambleside Phase 2 strata building will be available in your Homeowner Guide which you will be provided with on your possession date.