

MONDRIAN MUSE

INSIDE THIS ISSUE:

<i>Condo Living Etiquette</i>	1-2
<i>Security Update</i>	2

From the Editor's Desk

A major part of being neighbourly is knowing how to "behave" in a condo environment through reading and understanding the strata corporation's bylaws and rules and regulations. These bylaws set a "living standard" which can change and evolve over the years but they are all geared to the general comfort, safety and well-being of the residents, and the physical well-being of the building.

Bylaws are available at: <http://mondriandowntown.com/Bylaws/Modrian%20Bylaws%202009%20February.pdf>

CONDO LIVING ETIQUETTE - BYLAW COMMITTEE

Owning a condo unit or staying in one has its own set of perks and advantages. As many of you already know, the advantages include: the price of owning a condo unit is lower than a house; you do not have to worry too much about the maintenance; and you have access to amenities and proximity to places you frequent.

While living in a condo has its share of perks, it also means that you have to be conscious of how you behave because there are more people in the building you live and the proximity of neighbours are closer than you would want them to be. Every condo strata corporation has a set of bylaws that bind the strata corporation, its owners, tenants and occupants and that lay out some ground rules for peaceful and quiet enjoyment of the strata property.

Here are some principles to follow, when you are living in a condo unit.

- Keeping the peace with your neighbours should be easy as long as you do your share. If you have kids or pets, do make sure to keep them from running around the common area or the hallway to avoid annoying your neighbours.
- Do remember that due to the proximity of each unit the noise level can become a problem. Try to keep the noise level in check especially if you are having a party or a few friends over. When watching TV or playing your entertainment system, turn the volume down to a level so that it can only be heard within the room where you are. The walls of condominiums are usually thin. Playing music loudly is unneighbourly and you can be fined by the strata corporation for a bylaw infraction.
- Do follow the rules and regulations of the administration. If the building has a specific rule for the segregation of garbage e.g., separate bins for recycling paper and bottles/containers, and where to throw them, do heed them.
- Be friendly. Remember that your neighbours are the nearest people you can run to in case of an emergency in your unit. Knowing the people who live beside you could help you in the future. There is nothing like fostering an air of camaraderie between you and your neighbours.
- If your condominium is pet friendly, try to make sure that you wash your pet regularly. Offensive, nuisance odours can be just as disturbing as loud nuisance noise. When walking your pet, always keep it on a leash and carry a trash bag to pick up after your pet. If your pet has an "accident" in an elevator or hallway, clean the mess up immediately.
- Remember that there are people living right below and beside you. Do not (and do not permit your kids to) walk heavy, run, jump or stomp on the floor. Do not loiter near the doors of other units, or stand near their windows, talking loud. Do your household chores e.g., vacuuming and run your washer and dryer after 7 am and before 9 pm.
- Drugs should not be made or used in a condo unit. The chemical odours from drug making and the smoke from drug use is toxic and hazardous to your neighbours.
- When working out in the gym, carry a towel with you so you don't leave puddles of sweat for the next person. Don't be an



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<http://mondriandowntown.com/>

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This is a free quarterly newsletter of the Mondrian Strata Corporation Council prepared for Mondrian residents. Electronic copies of the newsletter are available at the Mondrian website:
<http://mondriandowntown.com/>

To subscribe to online newsletter distribution, submit suggestions for contents of future newsletters, or volunteer to write an article, please email:

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MONDRIAN SECURITY UPGRADE UPDATE

The security upgrade is almost completed. The only thing left is the elevator/designated floor access system. The programming is underway and the elevator system should be operational by October 7th, 2010. **Please note** that the old garage clickers and fobs no longer work and you may dispose of them by dropping them into a box placed on the counter in the pool area between now and **Oct 15**.

CONDO LIVING ETIQUETTE (CONT'D)

equipment hog. Stick with the time limits posted. If you are waiting for a machine and someone has gone over the allowed time limit, politely ask them how much longer they will be when they take a break in their routine instead of making huffing and puffing noises.

- If you are a landlord, it is your responsibility to manage tenant behaviour by setting detail rules about conduct

and making these rules part of the lease. Fines for bylaw infractions by tenants are the responsibility of the landlord.

Condo etiquette is basically common courtesy. Good condo living etiquette is very important to have. When living in a condo, one must be considerate to fellow residents by not behaving in ways to disturb them. What you normally would have someone want to do or not want to do is what you should or shouldn't be doing

as well. Keeping the peace in a condominium is very much like doing what you would when you make friends. Try to be as courteous and pleasant to others in your building to encourage a nice and cheery atmosphere for everyone.

Extracted from:
http://www.associatedcontent.com/article/540571/apartment_living_etiquette.html?cat=6
<http://nsjbi.net/wordpress/2010/08/condoetiquette>

Mondrian By-Laws relating to condo living etiquette includes (but not limited to):

4.1 An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

- Causes a nuisance or hazard to another person,
- Causes unreasonable noise,
- Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;
- Is illegal, or
- Is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

4.8 All owners are responsible for minimizing noise in their suites. If hard surface floors are installed they must be insulated. If noise from hard surface floors (insulated or not) disturbs other residents, the owners with hard surface floors must carpet the traffic areas on the hard surface floors.

4.9 Owners, tenants, occupants and visitors must maintain the security of the buildings at all times, and shall not leave any door or garage gate in the common property open while unattended or permit entry to any person failing to produce a key fob.

5.2 An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is common asset.

5.10 A pet owner must ensure that a Permitted Pet is kept quiet, controlled and clean. Any excrement on common property or on land that is a common asset must be immediately disposed of by the pet owner.

44.1 An owner, tenant, occupant or visitor must not smoke on common property.

There are more bylaws and you can read them at:

<http://www.mondriandowntown.com/documents/currentbylaws.pdf>