



WATERFRONT NEWSLETTER

CONCIERGE CORNER



222 RIVERFRONT AVENUE SW T2P 0X2

FEATURED TOPICS

BOARD OF DIRECTORS 2022

What does the Condo Board do for YOU?

UPDATES & REMINDERS

WATERFRONT AMENITIES OPEN

DID YOU KNOW?

SHORT TERM RENTALS AIRBNB

- ❑ QUESTIONS/CONCERNS
- ❑ PARKING
- ❑ DELIVERIES
- ❑ MOVE-IN/OUT PROCEDURES
- ❑ ELEVATOR BOOKINGS
- ❑ RENTAL POLICIES
- ❑ TENANT DECLARATION
- ❑ PET POLICIES
- ❑ BUILDING SAFETY
- ❑ EMERGENCIES

PROPERTY & BUILDING MANAGERS

MAUREEN HENDRY (ON-SITE)

Maureen.Hendry@ranchogroup.com

JERRY STECKO (ON-SITE)

jstecko@ranchogroup.com

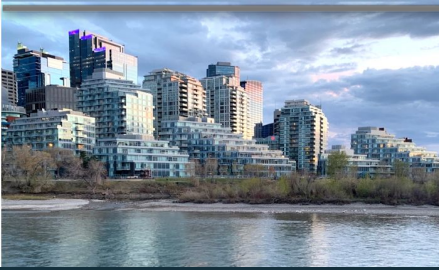
NATALIA BEILIN (OFF-SITE)

Natalia.Beilin@ranchogroup.com

RANCHO REALTY
PROPERTY MANAGEMENT
PHONE: 403.265.1708
EMERGENCY: 403.253.7642 EXT.1



CONCIERGE DESK 403-803-8263
WATERFRONTCONCIERGE@GMAIL.COM
8:00 AM - 8:00 PM 7 DAYS A WEEK



What does the Condo Board do for YOU?

BOARD OF DIRECTORS MANDATE

- ❑ PRESERVE THE PRESTIGE & PROPERTY VALUE OF WATERFRONT FOR OWNERS

CORPORATION OF DIRECTORS

WATERFRONT Tower B's Annual General Meeting (AGM) was held on December 15, 2021 with a good turnout of Owners despite Covid restrictions and health regulations at the time. The Board is responsible for making decisions regarding the maintenance of the buildings and grounds. The Board must uphold and enforce the Condominium Property Act, the Bylaws of the Corporation and the Policies.

DUTIES OF THE BOARD

The Corporation's Board of Directors (BOD) are Owners who are volunteers and elected at the AGM to manage the condo corporation on behalf of all Owners. The BOD works with Rancho Realty to educate and communicate Owners' Bylaws, rules and regulations and with the purpose of increasing Owner responsibility and accountability.

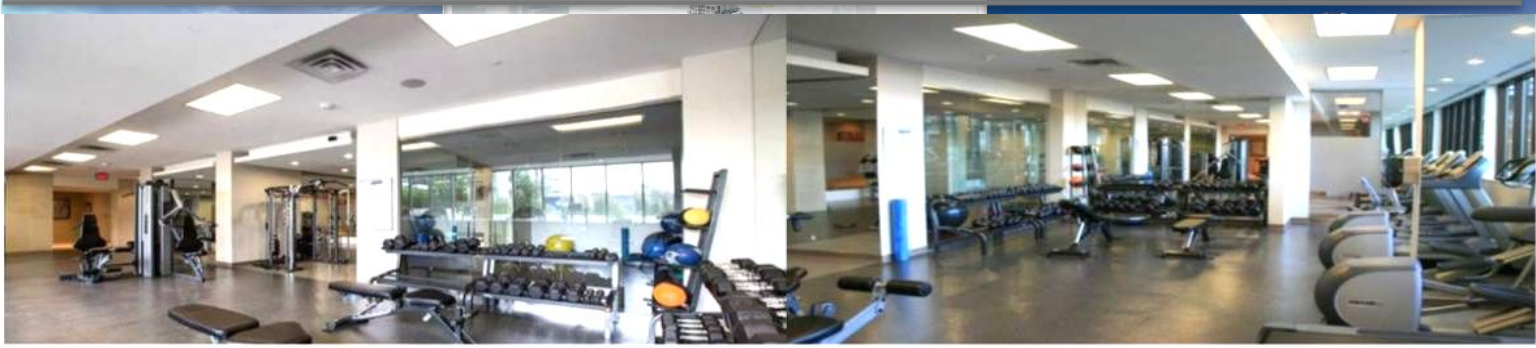
THE BOARD OF DIRECTORS REPRESENTS ALL OWNERS WITH THE MISSION

- ❑ ENSURE HEALTHY RESERVE FUND
- ❑ ENSURE HEALTHY FISCAL BUDGET
- ❑ ENSURE & ENFORCE WATERFRONT'S BYLAWS, RULES REGULATIONS, POLICIES, PROCEDURES & SANCTIONS

Waterfront Tower B
Condominium Corporation No. 1111929

BOARD OF DIRECTORS 2022

PRESIDENT:	BRUCE RABIK
VICE PRESIDENT:	AZAT KULIEV
TREASURER:	HABIBA ELAHEE
SECRETARY:	ROMANIA LEO
DIRECTORS AT LARGE:	COLIN LO DEREK LOO, PETER GARNENKOV



WATERFRONT AMENITIES OPEN

The amenities, including the lounge, theater room, steam room and gym facilities re-opened effective on March 25, 2022!

Thank you to owners/residents for being understanding and patient with the closure of gym and amenities closed during COVID-19 during the most uncertain times of uncertainty. It was a priority to protect the health of all through rising Covid outbreaks during the pandemic. The BOD will continue to ensure our facilities meet and exceed strict cleanliness standards.

Please Note: Although there are currently with no restrictions in place at this time, however please be understanding that different guidelines may be implemented in the future, in line with any new mandates and/or recommendations by AHS and the Alberta Government; given COVID circumstances.

GYM
Please be mindful when using weights. When weights are dropped, it damages the floor structure and are a nuisance to neighbours.

Please be mindful that while mask restrictions have been lifted in most public places; it is important to continue to practice safe measures at WATERFRONT.

UPDATES

WATERFRONT EXERCISE ROOM HOURS 5:00 AM - 12:00 AM

The use of all amenities will be in accordance with the current Bylaws & Policies in effect. The WOA Board of Directors, Rancho Realty (1975) Ltd., and employees of the Corporation cannot guarantee that the Waterfront Site One is virus free or that transmission is not possible.

While regular cleaning will remain in place, the use of all amenities will be at the residents' own risk.

- ❑ Clean up after use and sanitize as needed.
- ❑ Gym equipment must be wiped down before and after use.
- ❑ Tenants must be registered by the landlord to be allowed access to amenities. All reservations must be booked in person with concierge.
- ❑ All persons using these facilities do so at their sole risk and responsibility. The owner's association.
- ❑ Board of directors, and management assume no liability for residents using the amenities.
- ❑ Proper etiquette must be used.



DID YOU KNOW?

Alberta Court Rules that Condominium Bylaws can Restrict Short-Term Rentals like Airbnb

SHORT TERM RENTALS AIRBNB

CONDOMINIUM SHORT TERM RENTAL REGULATION IN ALBERTA

- ❑ Owners who use those services to get short-term “renters” are considered the same as running a hotel.
- ❑ Alberta Condominium Act will take precedence over any bylaws. Generally all condos in Alberta have a business use bylaw that states that you need explicit board permission to run a business in the condo building. This is legal for a condo board to do.

Legislation News

Alberta court ruling pulls Airbnbs from condos

📅 5th March 2020 👤 Miles Hurley 📍 Airbnb, Alberta, condo, court, ruling

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Canada: An Alberta court has ruled that Airbnb’s offerings cannot operate in a block of condominiums.

This may give legislators wide powers over how to control these offerings due to their similarities to hotels.

The ruling was in response to an **Edmonton condominium board banning short-term rentals** in its buildings. It said that due to an existing bylaw forbidding commercial activity in condominium properties, boards across the city can remove short-term rentals without adding additional rules.

Erin Berney, condo board attorney, said: **“What the decision stands for is that you do not need a specific bylaw targeting Airbnb and short-term accommodations in order to validly restrict or prohibit them. You do not need to go out and pass new bylaws, which is difficult to do in ordinary circumstances.”**

On January 1, 2020, revised condominium governance regulations came into effect in Alberta.

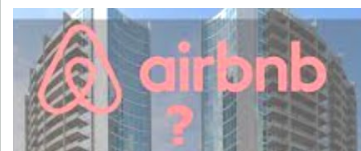


Province of Alberta

CONDOMINIUM PROPERTY ACT

CONDOMINIUM PROPERTY
REGULATION

Alberta Regulation 168/2000



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