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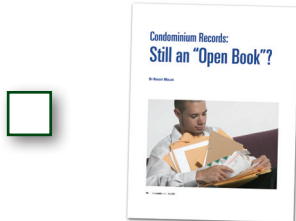
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The Description: Lost in the Shuffle? – If one were to poll a group of directors or property managers on the documents that govern a condominium corporation, it is likely that the words, “declaration”, “by-laws” and “rules” would quickly follow. Given their importance, many directors and property managers have been guilty of keeping dog-eared copies at the ready. As careful and prudent stewards of the corporation, they know that these documents require careful understanding and routine consultation.



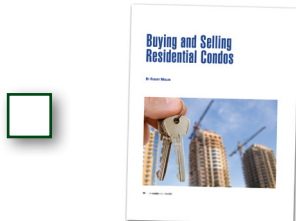
Condominium Records: Still an “Open Book”? – The preservation of corporate minute books, financial ledgers, and employment contracts rarely captivate public attention. That said, condominium records often represent the physical ‘nerve-centre’ of any corporation. As superintendents retire, unit owners move, Boards evolve, and professionals come and go, the net effect is that after a few short years, the only ‘institutional knowledge’ left in the building may lie in the records.



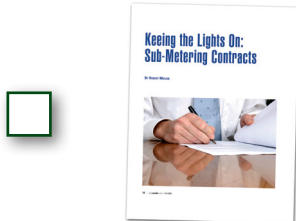
Enforcement: The Path to Success – Living in a residential condominium represents a compromise of choice. In exchange for relinquishing a measure of control, unit owners are freed of the many day-to-day chores, or outright headaches, of home ownership. This compromise only works, however, if everyone agrees to live by the rules. Although the vast majority of unit owners are nothing less than ideal ‘condominium citizens’, some condominiums are also home to the ‘condo-commando’, for whom the rules are merely optional.



Condominiums of all Shapes, Sizes and Forms – In the 1960’s condominiums were a novel alternative for home ownership. Today condominiums account for 33% of all new homes built in Ontario. The ‘rise’ of condominiums has many reasons, most notably, rapid urban growth. Condominiums have become so widespread, they have literally blended into the fabric of our towns and cities. As with their numbers, condominiums now come in various shapes and sizes, only defying the creativity of their builders.



Buying and Selling Residential Condos – When a person buys either a new condominium that is nothing more than a developer’s pictorial with a far-off closing date, or an existing ‘bricks and mortar’ re-sale condominium with an immediate closing date, many distinct legal issues arise which await the unknowing or unwary. This article identifies the major legal concepts that await a potential condominium buyer as they seek out a new home and the professionals to help them realize such.



Keeping the Lights on: Sub-Metering Contracts – Few could argue that for many condominium corporations, keeping the heat and lights on, represents a ‘core responsibility’. If performed well and without interruption, nary a thought or complaint is lodged. If performed poorly or with interruption, directors may raise the ire of the unit owners, or worse.



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