WESTMOUNT PLACE

Condominium Corporation No. 8310969

Suite #420, 1100 – 8th Avenue SW, Calgary, Alberta, T2P 3T8

March 29, 2019

TO: All Unit Owners

The purpose of this letter is to advise Westmount Place Owners of upcoming changes and requirements that the Board has decided to introduce in an effort to reduce our insurance costs. Please read this entire letter as you may be required to make changes in your suite to align with the new requirements.

Insurance is a very significant portion of our annual budget. Insurance costs include not only premiums but insurance claim deductibles as well as many claims that are self-insured. The insurance costs budgeted for 2019 make up around 10% of the total annual budget.

In an effort to lower these costs we have been modifying our renovation requirements to disallow some items and practices that we believe are a contributing factor to these costs. This has been happening gradually through the years and as renovations take place. However, based on recent experiences, a number of repetitive issues have occurred and the Board has decided to take a more pro-active approach by introducing new restrictions and requirements around these common issues.

The approach will have two components. The first will be identifying specific actions required by Owners within a specified time frame. The second will be identifying items and practices that put Westmount Place at risk and which will considered negligence on the part of an Owner in the event of an insurance loss. Per our bylaws an Owner is responsible to cover the insurance deductible if they are found negligent by the Board. Our water loss deductible is currently $25,000.00

Toilet Supply Lines

The toilet water supply line will typically be a flexible line run from the toilet shutoff valve to the toilet. Many existing lines have a plastic nut on the connection to the toilet. These are usually designed to be hand tightened. When over tightened (for example with a wrench) the plastic nut can be damaged. Everything can appear to be fine but the nut may fail at a later date resulting in a significant water loss and resulting damage.

New Requirement: The toilet water supply lines will now be required to have a metal nut on the end that connects to the toilet.

Action Required: Owners have until September 30, 2019 to replace any non-compliant lines. After that date a failing plastic nut will be considered negligence on the part of the Owner.

Garburators

We believe that the waste discharged from in sink garburators is involved in creating the plugs we often experience finding in our sewer lines. A plugged sewage line backs up into the first suite above it and can cause significant damage.

Since February 2018 we have prohibited new garburator installations. Owners may repair but not replace units that were in place at that date.

We would prefer Owners no longer use their garburator but use the composting facilities instead.

Humidifiers

Humidifiers tend to plug up with deposits from minerals in the water. This causes them to be less reliable than most appliances.

Since November 2017 we have not allowed any new humidifier installations that are permanently connected to the building water supply. Owners may repair but not replace units that were in operation as of that date. **Effective immediately any claims caused by a failure of a humidifier connected to the building water supply will be considered negligence.**

There is no restriction on Owners having humidifiers that are not connected to the building water supply. However, to protect the building from mold and damage from excess humidity, the relative humidity in a suite must be less than 50% and be non-condensing everywhere in the suite including the exterior walls and windows.

Refrigerators

Many refrigerators are directly connected to the building water supply to provide chilled water and ice. These are often connected using low quality tubing and fittings. Every time you use the unit the supply hose tends to move causing wear and tear. We experience a few hose failures every year.

New Requirement: All new installations are required to have armoured tubing or metal tubing for the line connecting the refrigerator to the building water supply.

All water lines to a refrigerator are required to have an easily accessible and functioning shut off valve.

Action Required: Owners will have until July 31, 2019 to install a shutoff valve if they don't have one already. After that date all damage caused by an inability to shut off the water to the refrigerator will be considered negligence. Inability to shut off the water includes the resident (Owner or Tenant) not knowing where to find or how to operate the valve. Please familiarize yourself with the shutoff valve location and how to operate it.

Note that you will need an approved renovation request to install the shutoff valve if a building water shut down is required.

Sewage

Everyone is reminded that there are things that should not be put down our sinks or toilets because of their tendency to cause plugs. This includes wipes, sanitary products and cooking grease. If you don't know if something is suitable don't put it into the sewer system.

Thank you in advance for helping reduce preventable insurance events and keeping our building insurance related costs down.

The Westmount Place Board of Directors