

The Community of Lewes Village

Whitehorse Condominium Corporation #2



63B – 100 Lewes Boulevard Whitehorse, YT Y1A 3W1

Website: WCCNo2.org

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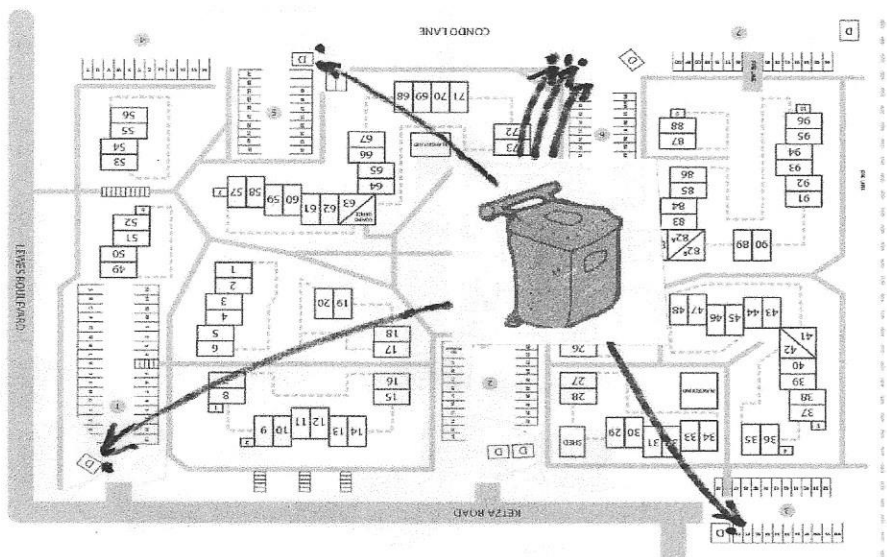
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5 things to know about Lewes Village

1. Compost Bins

Compost bins are conveniently located in 4 places within the complex. Please do not move the green compost bins. Otherwise they will not be collected by the City

As well the City will take away the paper organic waste bags if they are left beside the green organic waste bins. Note: compost in plastic bags will not be taken away.



2. Recirculation Pumps

There are 20 re-circulation pumps in the complex, 15 of these are located in units. The condo corp. will pay for the costs associated with the maintenance of these. Please do not turn off electricity to the water pumps at any time, as this could lead to catastrophic results.

3. When going away this winter.

- Leave your furnace or electrical heat on at all times.
- Have someone check your unit every day or two.

4. Insurance

The condo corp carries \$17.5 million worth of insurance to cover fire, earthquakes and other catastrophes. It does not cover the unit owner's improvements within the units, nor does it cover contents.

STRATA UNIT OWNERS GENERAL INFORMATION

WHAT YOU NEED TO INSURE INDIVIDUALLY

- **Personal contents** owned by yourself and your family, including Furnishings, Appliances, Etc..... Unit Owners are responsible for property owned personally.
- **Any improvements or betterments** which have been done since the original construction (either by yourself or by a previous unit owner), as these are NOT included as part of a Strata Corporation policy
- **Additional Living Expenses** -- if you cannot occupy your unit due to an insured loss (for instance a fire occurs and you have to live elsewhere until your unit is repaired) this would cover those additional expenses for you to live elsewhere
- **Replacement Cost Coverage** -- make sure you are insuring for what an item would cost to replace new today.
- **Sewer Backup** -- for your contents
- **Loss Assessment Coverage / Property Loss Assessment Coverage**
- **Personal Liability**
- **Loss of Rental Income** -- if you rent your unit out and it becomes uninhabitable due to an insured loss, this would cover your loss of income
- **Strata Building Deductible Coverage.** Due to the recent court cases regarding Strata Deductibles as well as the fact that most Strata Corporations have adopted Bylaws which make the unit owners responsible for the Strata Corporation Deductibles, you want to make sure that as a unit owner, your insurance policy includes this coverage.

Sufficient Insurance -- you want to make sure you have enough insurance to replace all your contents as well as items such as a professional company (i.e. a restoration company) packing (and unpacking) your items and storing them for an undetermined length of time while your unit is being repaired or replaced.

5. Getting Ready for Winter

Here are some tips to get ready for winter.

1. Disconnect all hoses. Turn off your tap from inside your unit, then open the outside tap, let it drain, then turn it off. If you do not do this it may cause damage to your property when the cold weather starts.
2. Test your car plug to make sure it is working. If it is not, then inform the Property Manager. Please be aware the Condo Corp. pays for all car plug electricity, so please share the power receptacles.
3. If you have oil heat, have your heater, fuel tank and lines inspected annually by a certified oil burner mechanic. Fall is a good time to do this. Unit owners are responsible for maintaining their fuel tanks and lines and for fuel spill clean-up.
4. Fuel trucks may access common areas to deliver fuel after October 31st