

WELCOME  
TO  
SYCAMORE  
COURT!



<http://sycamorecourt.epsbc.com>

**5501 Ladner Trunk Court**

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## **LETTER OF WELCOME**

Congratulations to you and your family on the purchase of your new home.

Moving can be a very exciting time, but it can also give you anxiety. There are so many new things to adjust to including new neighbours. Questions come to mind like: who are our new neighbors? And are they approachable or friendly? Rest assured! The people who live here at Sycamore Court are a rather friendly bunch.

As we are a somewhat a small stratum, we strive to create a real sense of community. As a matter of fact, you can often find your neighbours standing in the courtyard chatting, or swapping tools and handiwork tips in each other's garages.

We are all very excited to have a new family join us, and look forward to getting to know you and your family.

Welcome to Sycamore Court.

## NEIGHBORS' NAMES AND PHONE NUMBERS

SYCAMORE COURT

General NW 3352 Strata

**Unit 1:** - Norman Verdon & Judith Dionaldo, & (Phoebe & Mary)

Tel: 778 926-9359 [normanverdon@rocketmail.com](mailto:normanverdon@rocketmail.com)

**Unit 2:** – New Owners as of July 1, 2022 (waiting for owner's names and contacts)

Tel:

**Unit 3:** Alanna Watkins & Jonny Ogryzlo & (Zoe & Mia)

Tel: Alanna 604 837-4085 [alannawatkins@telus.net](mailto:alannawatkins@telus.net)

Tel: Johnny 778 773-0150 [jonnyogrzlo@gmail.com](mailto:jonnyogrzlo@gmail.com)

**Unit 4** Patrick Weitemeyer & Oil Srimai & (Bank)

Tel: Patrick home 604 435-1304 [patrick@epsbc.com](mailto:patrick@epsbc.com) cell: 604 307-6636

Tel: Oil home 778 732-0250 [oil.srimai@gmail.com](mailto:oil.srimai@gmail.com) cell: 778 979-1472

**Unit 5:** Danny & Lisa Stebeck & (Jordan & Hayden)

Tel: Danny 778 237-5443 [hamrik@me.com](mailto:hamrik@me.com)

Tel: Lisa 604 765-3610 [lstebeck@yahoo.com](mailto:lstebeck@yahoo.com)

**Unit 6:** Herb, Elise & Hanson Ginn

Tel: [hcginn@gmail.com](mailto:hcginn@gmail.com)

Tel: 403 978-7888 Hansen [hansginn@gmail.com](mailto:hansginn@gmail.com)

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## **STRATA BY-LAWS**

We all understand how hectic moving can be and how easily packages of papers go missing so we have enclosed a link to the strata by-laws on-line below for you. We also understand that the strata by-laws may seem to be rather daunting and rigid at first glance, but please be reassured that all your neighbors are reasonable people.

[Current Bylaws](#) - Updated November 2001

Or – type on the internet

<http://sycamorecourt.epsbc.com/Bylaws/bylaws.htm>

## FREQUENTLY REFERRED TO CONDOMINIUM ACT SECTIONS

For your convenience this package contains the sections of the condominium act to which we frequently refer to during strata meetings. Should you wish to review the condominium act in its entirety a copy please click here <http://sycamorecourt.epsbc.com/Bylaws/>

### **Operation of a home-based business**

Permission from the owners of adjacent units must be obtained, the requested through your executive strata prior to operating any business.

### **Operation**

Any business shall;

- (A) comply with the rules and regulations of the authority(s) having jurisdiction.
- (B) be completely enclosed within the unit,
- (C) not include retail sales,
- (D) occupy less than 20% of the total floor area (max 50m<sup>2</sup>),
- (E) not discharge or create any offensive odours, noise, ground vibration, or electrical interference,
- (F) employ only members of the family resident in the unit
- (G) not use any mechanical equipment except such that would ordinarily be used for household purposes or hobbies,
- (H) give due consideration to the other owners in the complex.

### **Signage**

Signs are not permitted in units or common property except for usual family use. i.e. garage sales.

### **Parking**

Business related parking shall not utilize more than 50% of visitor parking at any given time. = 1 spot

## FOR YOUR INFORMATION AND FREQUENTLY ASKED QUESTIONS

### ***When is garbage pick-up?***

Non-recyclable garbage is picked-up every Tuesday morning, except following a holiday Monday then garbage day is delayed by one day. You can obtain a schedule of the exact dates of garbage pick-up from City hall. Or click [here](#)

The garbage limit for the strata is 12 standard sized cans or bags – two standard sized cans per household. Extra/over limit tags are available from City hall – each household is given a sheet of tags free of charge each year.

As garbage pick-up is very early in the morning, we all put our garbage out Monday evening.

As a courtesy to all General Strata Owners, if any of us are available to do so on Tuesday morning after garbage pickup, please (if possible) help us all by retrieving the garbage cans and placing them near the recycling bin area or by the individual units.

Garbage bins can be stored in the garbage/recycling hut as long as there is adequate space for movement around the recycling bins

### ***Is there recycling available?***

The strata members participate in the Delta group-recycling program. Pick up is on Monday mornings. We have four recycling bins: 1) Containers, Plastics & Cans, 2) Mixed papers including cardboard 3) Mixed papers including Cardboard and 4) **Rinsed** glass bottles and jars. These bins are located in the garbage/recycling hut.

Please keep in mind we are six in the general strata, and compacting all recyclables as best as possible will benefit all strata members.

Other recycling facilities and services are available in Delta. Further information on these resources can be obtained from City hall. Or click [here](#).

***Which days are watering days?***

Watering of lawns is permitted on Thursdays and Sundays from 4 AM to 9 AM as per the Municipality of Delta's restrictions. Watering of flowerbeds can be done any day. Further information on watering restrictions can be obtained from City hall. Or click [here](#).

Please note that units #1 and 6 have the added responsibility of watering the common lawn out front.

***How often are the lawns cut?***

The strata council employs a landscaper to care for and maintain (cut, fertilize, seed, top soil) the individual members' lawns and the common area plants and grass. For the health of the grass there is no set schedule for lawn cutting, but the landscaper does visit regularly to monitor our needs. **At this time the strata has hired Norman at unit # 1**

***How often are the exterior windows washed?***

A window washing crew employed by the strata council generally washes the exterior windows of the units twice a year (Spring and Fall).

***How often does the Strata meet?***

The Strata generally meets once a year after its year end (October 31<sup>st</sup>) The **Annual General Meeting** generally is held then in November, but should issues arise that need to be addressed immediately an **Extraordinary General Meeting** or a **Special General Meeting** may be called. With any meeting, members will be given notice by e-mail or in your house mail box two weeks in advance of the date and time of the meeting. Executive board Council strata meetings are subject to necessity and are also held a couple of time during the year.

**If you have any other questions or concerns please do not hesitate to ask you fellow strata members/neighbours. See your sycamore court website for all historical events and meetings.**

**<http://sycamorecourt.epsbc.com>**