



One University Crescent News – July 14, 2006

Strata Management

Effective August 1, 2006, AWM-Alliance Real Estate Group Ltd will assume responsibilities for the management of One University Crescent. Mr. Chris McInnes will be the Property Manager; he is a Senior Manager with AWM. You will soon be receiving a complete introductory information package from AWM that provides full details about the transition. You will find information about AWM at www.awmalliance.com. The Council selected AWM after concluding that a change in style of management was in order and after a search for an appropriate replacement firm. Until August 1, Stratawest will continue in their present role.

Mr. Frans Viljoen will remain in our employ as Concierge.

The Strata Council wishes to express appreciation for the services provided by Stratawest over the last year and especially to Mr. Mel Meln for his services – often above and beyond the “call of duty” – during the difficult first year of operation.

Revised Bylaws

The revised bylaws of the strata corporation are now in effect. Owners will have received copies of the new bylaws by postal mail. They will also be posted on the OUC website <http://members.shaw.ca/ouc> (note the absence of www.)

Power Outage

We regret the need to turn off all non-essential power July 19 8:00 a.m. to 4:00 p.m. For your information, Concierge Mr. Frans Viljoen will be available from 7:30 a.m. onwards to assist residents. Parkade gates will either be operational or be left open during the period of the outage.

Amenities Areas

Residents should consult Bylaw section 43 for the regulations specific to the amenities areas. Among these are:

- Only persons 13 years and older are permitted access to the Fitness Room.
 - The Lounge may be booked through the Manager/Concierge by residents for special occasions. At the time of booking, a key will be issued.
 - Only persons 13 years and older may use the billiards table unless supervised by an adult.
- Thank you for complying with these provisions, which are designed to ensure that the facilities are available to all residents and in good condition.