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community snapshot

With prices starting at \$324,900, The Cottages at Cultus Lake is also a deal compared to the average price of more than \$427,000 for a cottage that was just reported in a Royal LePage study on vacation properties.

- submitted photo



CULTUS LAKE

A cottage in the country

Rejoice all you city weary urbanites on the quest for a vacation retreat. Vancouver is developing its own version of cottage country – a weekend getaway that's close enough you can actually get away to it on a regular basis.

Known for its warm waters and diverse outdoor activities, Cultus Lake fills the requisite "less than three hours driving distance" often cited by industry insiders as a prime consideration when purchasing recreational property.

At approximately an hour and a half from Vancouver, the entire trip takes less time than the ferry ride alone to Vancouver Island. And from suburbs like Cloverdale or Langley, it's possible to be unpacked and ready to relax at your vacation home-away-

from-home in under an hour.

Not surprisingly, the market is reacting to increased demand and dwindling supply. "It's almost impossible to find anything under \$300,000, and it's getting common to pay \$800,000 to \$900,000 for

a three- or four-bedroom house on a 2,500-square-foot lot," acknowledges longtime Chilliwack realtor Corney Les. But despite the skyrocketing prices, Les still believes Cultus Lake offers solid potential for financial growth. "Anything on the water is going to be a good longterm investment," he says. "And Cultus' proximity to Vancouver is a huge bonus."

Potential purchasers must register online and put down a \$5,000 refundable registration deposit before gaining access to floor plans, pricing details and a private appointment time on selection day. "The process is designed to separate the curious from the serious," director of sales Matthew McClenoghan says.

- Susan M Boyce, 24 hours

THE COTTAGES

The Cottages at Cultus Lake is a 45-acre property situated at the south end of the lake. Ultimately, it will include 230 freehold cottages ranging from 966 to 1,900 square feet, a 10,000-square-foot amenities building, a private two-acre park and an extensive network of hiking trails.

The fan must stay on



strata talk
MARGARET MILLER

Q An owner in our strata feels the noise of the fans running in the parking garage are disturbing them and keeps turning them off. The previous owners had no problem with the noise. Council voted to turn them back on and advise the owner we will charge them with vandalism if they turn it off again. Are we correct?

- Council

A A strata corporation is bound to follow laws and bylaws that are

over and above those things in the Strata Act such as human rights, privacy laws and city and municipal by-laws, fire codes and so on. There is a requirement that parking garages have ventilation to remove any possible build up of carbon monoxide from vehicles. This is a deadly gas that at its worst kills but is more likely to cause headaches and nausea and, being a gas, can travel up into the building. So yes, council has an obligation to see that the fans are operating.

In some older buildings these fans may run constantly and in newer ones they are tied into monitors which kick in when a specific level of gas is reached. It is also possible that these fans can go off calibration or have parts that need oiling or replacing to reduce the noise or vibration trans-

ferred to the building.

I would recommend that the maintenance company be requested to inspect the fan and undertake any minor adjustments that may assist. I would also recommend that council have a locking box enclosure placed over the switch with a key to the maintenance company and one to council.

If this does not resolve the problem, you may need to go further and have a lawyer issue a letter advising the owner of potential liability should any further tampering take place.

After 18 years as general manager at the biggest property management firm in Vancouver, Margaret Miller is considered one of the foremost authorities on strata council acts. E-mail Margaret at margaret.miller@24hrs.ca