

## THE VENUS STRATA COUNCIL

April 18, 2009

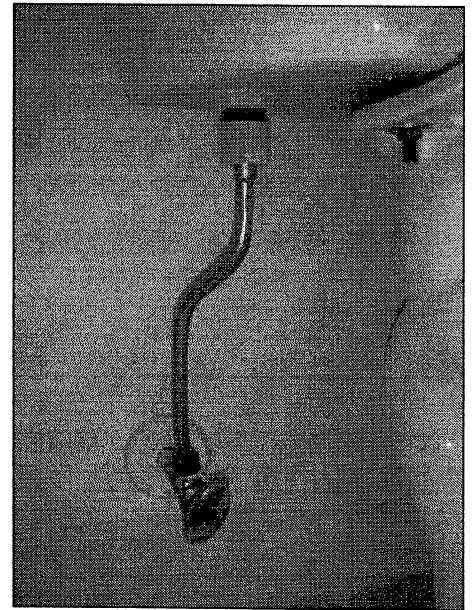


Dear Owners of the Venus,

I am writing to you today about another potential water problem we have in our suites.

The water intake lines for the toilets and sinks can develop leaks and cause water to drip. It can then permeate through the floor causing damage in the apartment(s) below. Two members of the strata council have experienced this happening and, according to the Strata Manager, it is very common in buildings when they are about the age of The Venus.

Fortunately, there is a relatively simple and inexpensive solution: to have the intake line replaced with a braided stainless steel line. As there are economies of scale in having this service done, we have asked the Strata Manager to obtain the best quotation from a company to replace the water lines. Since some people have already replaced their water lines, the idea of an assessment to cover all suites is not feasible. Therefore, the system whereby owners sign up and pay individually for the replacement of the intake water lines will be used. This is the same procedure we have used in having fireplaces and dryer vents cleaned by commercial companies when the concierges have looked after the bookings. Details of the price for each water line replacement and the dates for the service will be communicated to us by the Strata Manager. Note: the number of lines in each suite varies according to the number of sinks and toilets; the minimum number of water connections would be three.



Thank you for your attention to this matter. I will be writing again soon to discuss the Special General Meeting which will be held in June to deal with the resolutions for refurbishing our lobbies. Your direction to the council through the questionnaire responses has been very helpful.

Sincerely,

Sue Wagner

President