



301 – 1195 West Broadway
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Phone (604) 257-0325

NOTICE

TO: ALL OWNERS / RESIDENTS, STRATA PLAN LMS 3963

FROM: STRATA MANAGER

DATE: SEPTEMBER 30, 2011

RE: 2011-2012 INSURANCE COVERAGE

Residents are advised the insurance has been renewed for the Venus. The new coverage is effective on Saturday October 1, 2011.

Due to the severity of the latest claim (September 23) the Deductibles: Water Damage/Sewer Back-up have increased from \$25,000 to \$50,000.

Owners should take immediate step and contact their homeowner's insurance provider to obtain coverage for this new water deductible.

Every owners should purchase contents and/or homeowner's insurance for any in-suite upgrades they make and for their personal effects. The strata corporation's insurance does not cover these.

Owners are also encouraged to place insurance for coverage of strata corporation insurance deductibles (note the new water deductible)

Yours Truly,
BAYWEST MANAGEMENT CORPORATION
On Behalf of the Owners of Strata Plan LMS 3963
Esthel Issa
Strata Manager Direct Line: 604-714-1544