

ADVERTISING FEATURE

Beattie Homes' lake front condo life

Beattie Homes' Bay Club in Chestermere Lake offers future residents an abundance of two highly sought after commodities — lifestyle and expression.

"It offers great lifestyle because it's mere feet from the lake and by utilizing the Beattie design studio, residents can maximize their expression and choices in their homes," says Greg Clement, manager of special projects and business development for Beattie Homes.

"People really enjoy that and it's a Beattie hallmark."

The Bay Club is located a stone's throw from the lake and is within walking distance of John Peake Memorial Park and the new Chestermere Town Centre, which features Safeway as the anchor tenant.

"This project is unique to the community as it's the first apartment-style condominium project in town and it's also the only project right on the lake," Clement says.

According to Clement, The Bay Club's overall design emphasizes a lake resort feel, with the two-building complex forming a courtyard area oriented toward the lake.

Each three-storey features 36, two-bedroom apartment-style condominiums and 12 with one bedroom.

The first building is 80 per cent sold and occupancy has commenced.

"We have roughly eight units left and there's still a good selection," Clement says. "Quick occupancy is available."

Phase two is currently pre-selling and construction is expected to begin by early September, with possession slated for late spring or early summer 2006.

"The second phase has great lake views all around and we expect to be about 40 per cent pre-sold," Clement explains.

Six different floor plans are available, ranging in size from 864 sq. ft. to 1,000 sq. ft., priced from \$129,000 to \$264,900, plus GST.

The presentation centre is open from 2 p.m. to 8 p.m., Monday through Thursday and noon to 5 p.m. weekends and holidays. Take 17 Ave. S.E. east from Calgary to Chestermere. Turn left at Windermere Blvd. and follow signs.

For more information, call 860-0708 or 239-0026.

Mediation services can aid in disputes

By ALEX FRAZER-HARRISON

Differences of opinion between condominium owners and condo boards can be divisive and lead to hard feelings at best, and expensive legal battles at worst.

But a mediation service can help both sides of an argument be heard, and can push the argument towards consensus.

Condominium disputes come in all shapes and sizes, says Deborah Howes, president of High Clouds Inc., an Edmonton-based mediation service that specializes in resolving such disputes.

"You can have issues about noises, pets and parking, and disputes between boards and owners about enforcement of bylaws, money issues, and the board's approach to running the business," she says.

What is often needed is a neutral party to listen to both sides of an argument objectively, says Howes.

"What people are sometimes looking for is a

private judge, which allows them to keep the matter private, but they still get a decision made by someone else and they have a chance to present all the information to that person," Howes says.

High Clouds was incorporated in 2002, but Howes, a lawyer by training and herself a former condo owner, says she's been doing this kind of work for a decade.

An international speaker on the subject, she has spent time on condo boards and has also been involved with the Canadian Condominium Institute.

"It was my desire to do more work in what I call the neutral area and help people, rather than just be a lawyer or advocate acting for one side," she says. "It's a really important tool and skill to be able to offer people ways to resolve their disputes and plan for the future."

High Clouds also provides training in mediation, arbitration, and condo issues. "For example, we offer an introduction to the rights and responsibilities of owners and boards," says Howes.

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"Another course we offer is A to Z of Condominiums, which is more about the Condo Property Act and an overview of the legislation and regulations."

Howes also provides a service she calls "community renewal facilitation."

"We work with condo corporations, owners, and boards to rebuild relationships, and help them refocus on what their goals are as a community."

Howes says disputes can vary in complexity. In some cases, she says, you have a situation where a board is trying to implement rules that are years, if not decades, old. In other cases, people may have moved out and new arrivals have changed the dynamics of a board, and this can sometimes cause friction.

A mediation service can help avoid lengthy legal battles, says Bernie Winter, founder of Condo-Check Condominium Support Services.

"In a condo, no one is right and no one is wrong — you need consensus," she says. "Once you bring in the legal end of things, it becomes black and white and someone has to be right and someone has to be wrong."

"With mediation, everyone walks away from the table feeling they contributed and gained, so that's why it should be your first option."

For more information about High Clouds, call Deborah Howes at 1-877-206-1999.

"We work with condo corporations, owners and boards to rebuild relationships, and help them focus on what their goals are as a community"

Wentworth Point surrounded by nature

Now's the time for active young families and singles to check out some up-and-coming homes that offer a scenic landscape with urban connections and conveniences.

Wentworth Point is the third project in Avi Urban, a new division of Homes by Avi. The project consists of 18 townhouse units in four two-storey buildings located in Wentworth behind Canada Olympic Park.

"It's in a fantastic location in Wentworth," says Steve Hobbs, Marketing Manager for Homes by Avi. "Each unit backs onto a ravine that is a natural reserve, but you're only 10 minutes from downtown and it's just an easy drive out of Calgary."

Located in a quiet cul-de-sac across from a park, Wentworth Point is especially suitable for young professionals, Hobbs says.

The units are grouped in two pods of three homes and two pods of six. Each has three bedrooms and two-and-a-half baths, and are well appointed with up-

graded interior features such as tile floors and stainless steel appliances. Living rooms have 12-foot ceilings and overlook the natural reserve to the southwest.

The building exteriors are of cedar siding and stone, and the condominium project includes a large outdoor common space adjacent to the natural area. Each unit has an attached double garage. Prices start in the low \$300,000-range and homes will go on sale this fall.

Homes by Avi has been in the business of building homes since 1978 and has contributed to the community for many years.

It has designed and built the (Calgary Stampede) Rotary Dream Home for 10 years, and formed partnerships with Jack James High School that involved student participation in home construction, and the Alberta/NWT chapter of the Canadian Breast Cancer Foundation, for which it built the Home of Hope.

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