



Growth Through Consistency, Innovation and Community Spirit

By Thomas R. Kortko, RCM

MAPLE RIDGE Community Management has proudly managed Peel Condominium Corporation No. 126, 57 and 81 Hansen Road North



in Brampton, for close to 20 years. PCC #126 is part of a much larger community known as Kennedy Green that consists of four separate corporations and a shared facility. Constructed by Victoria Wood in 1976, the townhomes have varied architectural features with wood and brick cladding, mansard walls and sloped roofs. There are two interior road-

ways and the majority of owners have reserved parking spaces that are comingled with visitor parking spaces. There are pedestrian pathways throughout the grounds with mature trees, common garden beds and two playgrounds that have been configured for young children.

All of the townhomes were built at the same time sharing many similar design features and scale however they did not have the benefit of the same management firm to help guide them. No one can explain the reasoning behind this as each community strived to be independent from one another and a level of animosity grew over the years.

Through MRCM and the board's

concerted and consistent efforts at PCC #126, a physical difference in the maintenance standards was soon noticeable. Window, roof and fence projects were underway and the board was aggressive in their reserve fund planning and desire to maintain their community at the highest, economically prudent standards.

■ Long-term Relationship

MRCM and PCC #126 cultivated a positive long-term relationship that has seen a few challenges but reaped many rewards and opportunities along the way. This relationship has been built on a foundation of respect with a shared common objective to improve the community and chal-

lenge the status quo whenever possible. There have been many physical and financial challenges that often arise with aging properties such as the replacement of roofs, windows, doors and roads. To ensure these projects could be undertaken in a timely manner without hesitation and maintain the property at a high standard a reserve fund study was completed and implemented long before they were commonplace and eventually mandatory in 2001. A result of this proactive physical and financial planning is the privilege of participating in several forecasted improvement projects over the past 20 years.

The success of these efforts became apparent and was recognized by the neighbouring communities who began to speak with MRCM and request trade referrals for various improvements that had been completed. Over time this ultimately culminated in MRCM being awarded the management of the adjoining communities, PCC #125 followed by PCC #123 and #124, as well as the shared recreation facility Kennedy Green. It is the first time in more than two decades these four communities are managed by the same firm.

MRCM and each of the Kennedy Green condominium boards continue to be driven to find new approaches and think outside of the box to make a difference through continued evolution and positive change. All boards share this perspective, and while there have been the usual challenges, when the projects are complete all appreciate the final result of the initial vision. A recent example to address increasing utility costs was the installation of water saving devices for all toilets throughout the community. We anticipate this project will likely reduce water usage or waste by approximately 20% to help mitigate fee increases or help to redirect funds towards other projects or future plans. With each project there has always been a focus to enhance design and appearance as experienced with a recent walkway replacement project. This project has improved access for residents and guests with physical disabilities and enhanced

the appearance of the meandering walkways with the installation of stone borders.

■ Forging a Common Plan

MRCM is extremely honoured to have the Kennedy Green community under our administration as it has given us a forum to work with the members of all four corporations. One of our primary objectives is to forge a united common plan that is Kennedy Green community focused and driven. It has been recognized that the benefits for each corporation are significantly improved when working collectively and there is open dialogue. This can be seen through various projects that are gradually erasing the varying approaches and appearances that have separated each property and creating a more consistent appearance, helping to increase home resale values.

These properties have also enjoyed successes of their own with several upgrades and many more planned improvements to come. These projects have the benefit of combined resources through MRCM coupled with their proximity to each other that ensures improved service and costing from bulk purchasing, anticipated future projects and streamlining that ensures greater efficiencies. These efforts have fostered a competitive spirit that will encourage further interest in each corporation to keep pace, replicate or exceed the successes of their neighbours.

■ Rebranding Kennedy Green

One of the joint efforts currently underway is a rebranding of the community under the Kennedy Green banner. Until recently each corporation was simply known by its respective address. We reintroduced their vanity name to give the community distinction and to elevate their presence in the neighbourhood. This name will likely be incorporated into future entrance signage and other common design plans (the installation of matching fences, unit number plates and other fixtures, landscape design, similar colour schemes, etc). This relation-

ship also has the benefit of learning new approaches from each corporation's previous experience to address systemic building concerns. This enables us to address problems more effectively rather than learning to address each concern independently without the resources and history of the entire community.

Presently all four corporations are working together on the first annual Kennedy Green Community Party to be held this summer and we anticipate this will be a very rewarding event that will bring the community even closer together! ■

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