

To all owners and residents,

Here is Council's update on the membrane replacement project for September 2026:

- The project started quickly but hit some delays due to a design change from Strata Engineering. The substrate material (sand and gravel) originally installed was the wrong consistency, resulting in pavers sinking over time--visible by the standing water after rainfalls. SE had multiple mock-ups made to trial different types of new material and recently gave approval on the sand/gravel to be used. Once the materials had been sourced, work resumed and as of this past week, the gravel is being distributed over the area in front of the 244 building, where drainage mat has already been set down.
- This gravel will be compacted multiple times and then a filter fabric and pavers will be placed over it. Note that the compacting will be a bit noisy, but is necessary.
- Due to the delays, Prostar has agreed to increase the crew size to keep to the original deadline of mid-December 2026. Some minor touch-up work may extend into the new year.
- The majority of demolition has been done, but some remains, such as the central courtyard and sections in front of Building 240 and part of the driveway.
- As work progresses, the visitor parking and sidewalks will be gradually re-opened. Look for notices on when this happens.
- Deficiencies have been noted both by SE and council and have been addressed or are in the process of being addressed. SE conducts regular Field Reviews which are reviewed and acted on by Prostar. The membrane manufacturer also inspects the work being done, to insure it is being done as per specification.
- As a reminder, all trees removed are required to be replaced by like trees. This will happen early next year, when the project is otherwise complete.
- Any owners who had their patios worked on in Phase 2 will be given a deficiency questionnaire at the end of the project. These will be reviewed by SE and Prostar and any noted deficiencies will be addressed.

Owners and residents are reminded to not enter the construction areas or interact with the workers. If you have concerns, please send them to the management company at manager.copperstone@quaypacific.com.

Here is the Council update for September 2026:

- The next council meeting will be held on Tuesday, October 6th at 7 pm. A Zoom link will be available for owners who wish to observe--check the notice boards in the building lobbies for updates.
- Council is still looking for a new treasurer. If you are interested, especially if you have accounting experience, or know someone, please reach out to council at copperstonecouncil@fastmail.com.
- Speaking of email, due to issues with forwarding and general reliability, council is switching to a new email account. Please send all correspondence to copperstonecouncil@fastmail.com. The old Gmail account will be archived. The addresses for property management and caretaker remain the same: manager.copperstone@quaypacific.com and copperstonecaretaker@gmail.com.
- With Halloween next month, council is looking to organize something for the kids in the complex. More details to come.
- Council and management have received a number of noise complaints recently. Copperstone has noise bylaws in place and we ask that all residents be mindful of the noise they (or their pets) make.
- Check the lobby notice boards--they get updated with new information as soon as it becomes available!

Copperstone BCS2742 Council