

Benefits of Membership with the Bluffs Community Association (BCA)

updated November 13/23

1. Have an **ASSOCIATION** to:

- a. Directly communicate and interact with the Landlord; protect, defend, and promote the rights of each Member; promote and maintain a professional, and constructive relationship on behalf of the Membership.
- b. Represent the interests and investments of the Members related to equity in the community; the charges for operation, maintenance, and safety; and the charges for land rental and taxes.
- c. Promote the interests of Members in matters affected by legislation and regulation by any level of government and make representation where appropriate to the governing body.
- d. To manage the interests and business of the Association as outlined in the BCA's Constitution and By-Laws.

2. Be included on **EMAIL Distribution** to receive:

- a. Information concerning Parkbridge as the community's landlord
- b. Information on BCA Events, Activities & News
- c. Invitations to BCA membership meetings, AGM and special meetings
- d. Links to LIVE STREAMING of BCA events/activities/meetings/voting
- e. Time-sensitive information from local governments emergency services
- f. BCA advocacy initiatives requiring membership engagement
- g. Surveys to inform the BCA of members views and preferences

3. Have access to the **WEBSITE's BCA Members Area** containing a variety of information on:

- a. Minutes of BCA Board Meetings and Financial Reports
- b. Minutes of BCA Meetings with Parkbridge
- c. Member Directory
- d. Membership Meetings
- e. BCA Hosted Workshops/Information Sessions
- f. BCA Governing Documents
- g. BCA Documents of Landlord and Tenant Challenges
- h. BCA Forms
- i. BCA Resource Links such as Municipal Bylaws and Provincial Legislation

4. Be **ELIGIBLE** to:

- a. Be included in Landlord & Tenant Board (LTB) challenges/appeals against Parkbridge (landlord) such as Above Guideline rent Increases (AGI)
- b. Be informed of issues related to the Residential Tenancy Act (RTA) including Above Guideline Rent Increases (AGIs), the legality of changes to our lease, and other legal issues
- c. Stand for Election to the BCA Board of Directors
- d. Vote on BCA matters
- e. Access BCA live-streamed meetings and events
- f. Attend BCA meetings and events

5. Have **FUNDS** to:

- a. Finance challenges against Parkbridge/landlord with Landlord & Tenant Board (LTB) (if/when required)
- b. Pay for professional services to advise the BCA on abilities to defend members interests
- c. Pay for BCA operational costs
- d. Pay for Legal costs (paralegal, lawyer, etc.)
- e. Pay for website maintenance