

Positive Community Culture: Creating Warmth in Condo Communities





Why Does this even Matter?

This is your home

- It's nice to live somewhere where people know each other and aren't afraid to say hi.
- People tend to:
 - take greater pride in a place they enjoy.
 - treat the property better.
 - feel comfortable talking to neighbours -> less stress on council to always being on top of the bylaws.

Common Challenges

Differing Values

Language Barriers

Culture Clash

...and on top of all that:

- People
- Pets
- Parking





Foundations for a Positive Community Culture

Communication.

Fair, Consistent Governance

Inclusion and Representation

Practical & Simple Strategies to Foster Positivity

Events

Purposeful Shared Spaces

On-Boarding Packages

Provide Volunteer Opportunities





Effective Conflict Resolution

Encourage owner-to-owner resolution

Hearings: conversations can resolve misunderstandings

Fairly Apply Bylaws

Escalate only if Necessary



Role of the Property Manager / Strata Manager

Experience

Governance

Impartiality

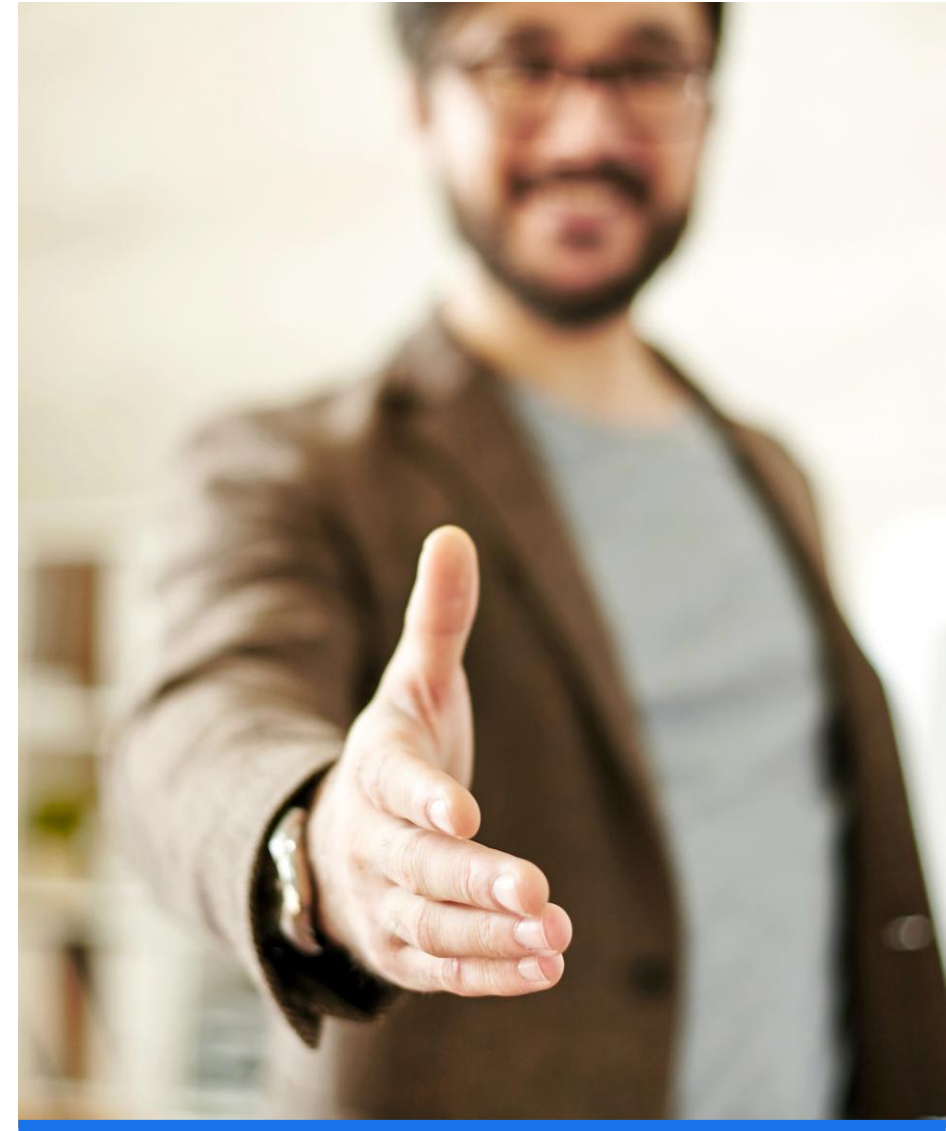
Real-Life Examples

Positive

- Transparent council
- Welcoming

Negative

- Closed council



Event Ideas

Whether managed or self-managed, an events or social committee can transform the culture for all those willing to participate. Rotate organizers and select some activities:

Winter

- Charity Drive
- Jingle & Mingle (drinks & appetizers)
- Cocoa Bar and Santa visit
- Board game / card game night
- Movie marathon
- Winter wellness (meditation/yoga/etc)

Spring

- Easter Egg hunt
- New Resident Meet & Greet #1
- Gardening Day
- Spring Cleaning Donation Drive
- Yappy Hour (cocktail hour for dog lovers/owners)

Summer

- Taco or Sushi Party
- Ice Cream Social
- Celebration of Light Party
- Inspire Me Tours (remodeled suites)
- Community picnic or BBQ

Autumn

- Puzzle and book exchange
- Celebrity Speaker Series
- New Resident Meet & Greet #2
- Blood Donor Drives
- Trivia night