



Mrs Wicks owner of unit 19
Arbutus West is suffering
from advancing dementia





Mr & Mrs Wicks
spend a
considerable
amount of time
in the back yard



A water leak in the Strata development was first noticed on September 22nd 2019, reported to the Strata maintenance committee on Sept 24th. The flooding continued until November 26th.



Although Mr Wicks took many actions including purchasing parts and installing his own pump system. The Strata made no direct attempt to fix the major leak until Oct 15th when Roto Rooter was engaged to locate and repair the leak.



On the afternoon of October 15th a technician working for Roto-Rooter Parksville used a sophisticated hydrophone to try to locate the water leak within the limited common property of unit #19. After a considerable amount of time he said he could hear a slight trickle of water under a complex of raised beds.

Note: The leakage of a large volume of water under high pressure from a main line (at about two times the air pressure in a car tire), makes a distinct and significant noise and would be visible.

The owner mentioned this fact to the technician. The trickling sound was water from a previously unknown 4 inch perforated 'Big O' drainage pipe that crossed the property from south to north.

The drain pipe located below grade, under the raised beds and the concrete foundation wall of the greenhouse. The origin and destination of this pipe is unknown, but it is located in close proximity to a main and secondary natural gas line, mains water lines, sewer mains and a 110 voltage, grounded solar installation.

On October 3rd Mr Wicks had abdominal surgery in Comox. During the procedure in the hospital, an accident resulted in a complicated fractured leg which required another significant surgery.



*Picture taken
Oct 22nd in*

Early on the morning of Oct. 22nd Mr and Mrs Wicks left from home for two surgical follow up appointments. Soon after they left home, an unknown number of people entered the limited common property of unit 19 and proceeded to take apart raised beds, dig holes, damage personal property, destroy plants and engaged in un-workmanlike activity.



Pictures taken October 23rd

When the owners arrived home later that evening they observed a significant amount of damage that had taken place while they were in Comox. All of the back yard was affected. Piles of wet dirt and mud, wood, water filled holes, pipes and electric cables left without any protection or caution.

Two holes had been dug within 30 cms of a main natural gas line without any safety marking.



The water leak was not located in the LCP of unit 19

The activity and damage caused on October 22ⁿd to the personal property of the owners of unit #19 were not related to locating or repairing the water main leak. The crew tore apart garden beds, cut the drain pipe and left the area in a shambles. Next they traced the drain pipe under the cement block foundation wall of the greenhouse and proceeded to dig under the wall causing it to subside, and then cut the drain pipe in two places.



The operation to locate the high pressure main line water leak on October 15th was undertaken with a sophisticated electronic hydrophone. The operation was directed by the strata maintenance person Mr Branston. Mr Branston determined that the leak was located under one of the raised beds; this raised bed is located 15 meters from the actual location of the leak.

After damaging the raised bed self watering system, the crew removed the soil and dug under the frame to discover a Big 'O' drain pipe. This was cut and a pump was placed in the excavation before they began digging another hole 10 meters to the North.



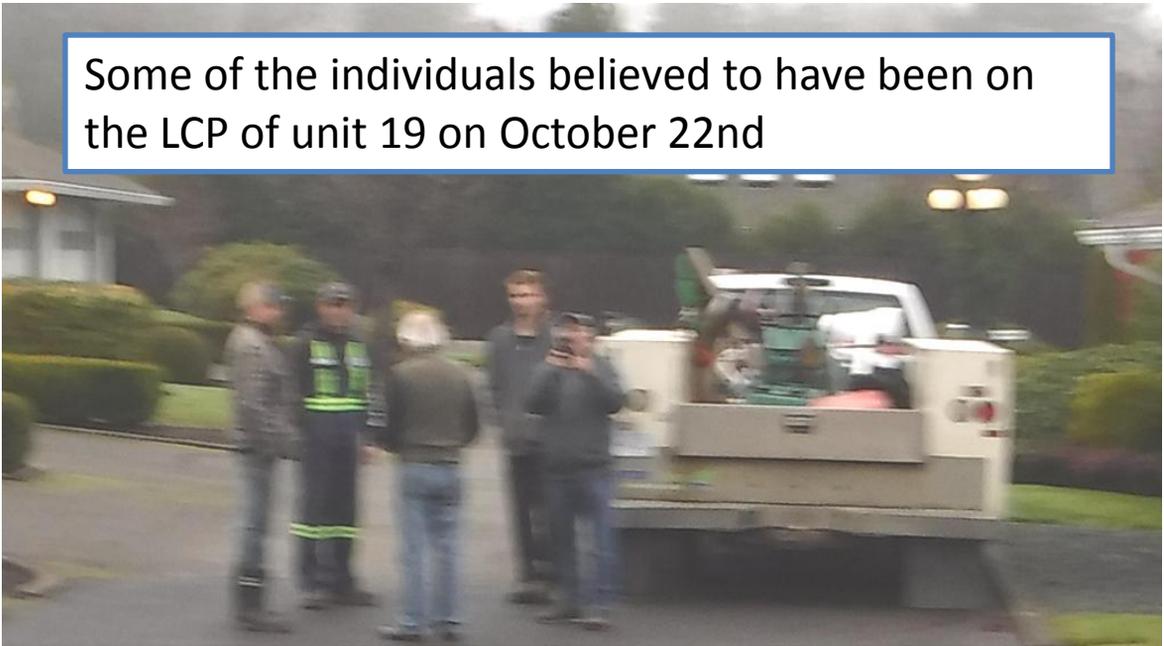
- (4) Where the Strata Corporation is required to enter a strata lot for the purpose of maintaining, repairing or renewing pipes, wires, cables and ducts for the time being existing in the strata lot and capable of being used in connection with the enjoyment of any other strata lot or the common property, the Strata Corporation and its agents shall, in carrying out any work or repairs, do so in a proper and workmanlike manner and shall make good any damage to the strata lot occasioned

ARBUTUS WEST CONDOMINIUMS **Strata Corporation #1637**

by such works and restore the strata lot to its former condition, leaving the strata lot clean and free from debris.



Some of the individuals believed to have been on the LCP of unit 19 on October 22nd



The owner had been advised to keep a record of the individuals who entered their Limited Common Property. That information was requested but not forthcoming. One individual sent by Bayview Strata management spent considerable time on the property including in the home taking many photographs, he refused to disclose his name or who he was working for. His truck picture below, was parked at the end of the road.



On November 25 and 26th the Roto Rooter crew directed by Jim Branston came in the back yard again, and continued to dig the hole under the greenhouse and disconnected the grounding to the solar installation. This was after the water leak had been located on the adjoining property #20 on October 30th. Mr Wicks had contacted BC1 gas line location and had the gas pipe located. The owner was advised by a connected party that the extra digging had nothing to do with the water leak. The workmen had been directed to dig up another garden bed bed on the west fence line next to a sensitive hand painted mural.

Hole dug under the wall requiring a jack to prevent the wall from collapsing





The owners spent many hours each day and required help to reassemble the raised beds and clean up the mess that covered most of the back yard. The flood water had been standing in places for nine weeks before the leak was finally repaired on the adjoining property.

Mrs Wicks normally spends much of the day tending to the garden and greenhouse was unable to access the flooded areas until after the end of November.



Damage was done to many structural components and normal safety precautions were not taken.

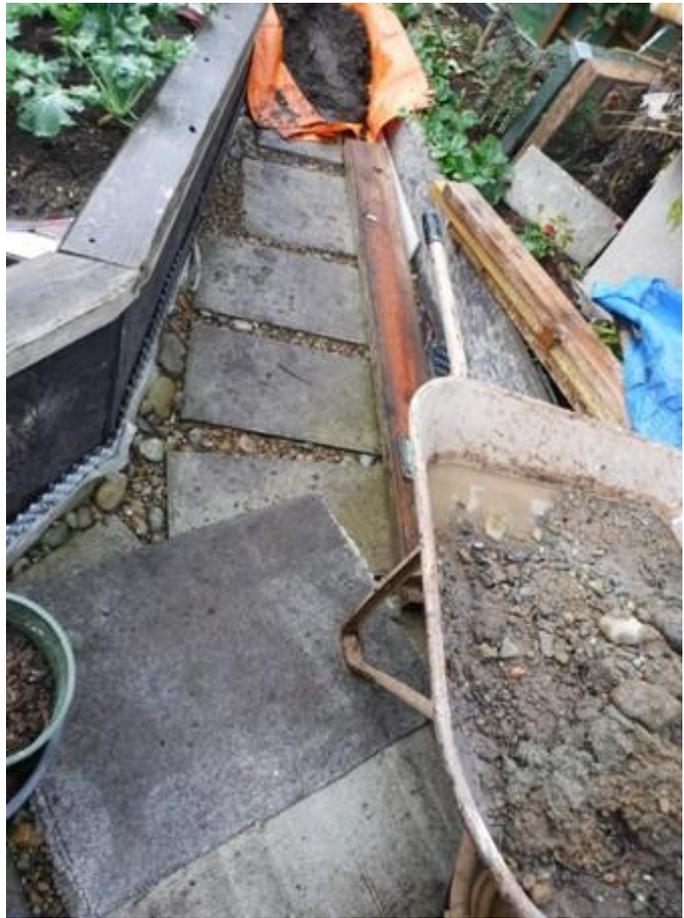


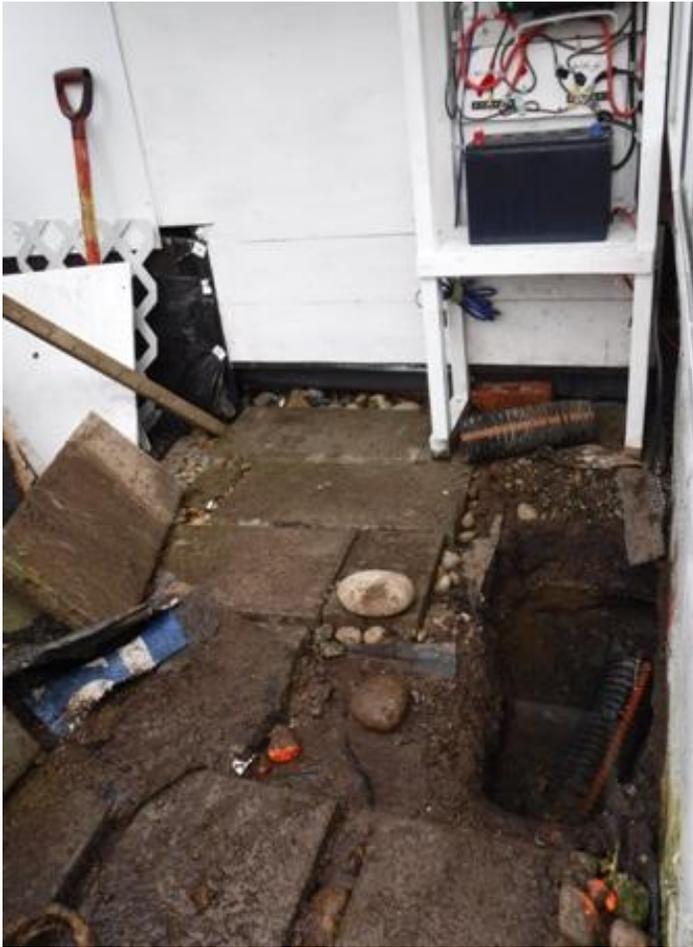


Pathways, walls and painted surfaces had to be pressure washed, screened topsoil had to be hand screened again. Plant cuttings had been dumped and containers filled with mud.



Use of owners
equipment
Electric power
pipes hoses
without
permission
tools etc





Electrocution

Gas line

Slip hazards

Open hole

Trip Hazards

Dirt

Caution tape







TOWN OF QUALICUM BEACH
680 PRIMROSE ST
QUALICUM BEACBC



TOWN OF QUALICUM BEACH
INCORPORATED 1942

CARD *****5495
CARD TYPE INTERAC
ACCOUNT TYPE CHEQUING
DATE 2019/11/04
TIME 8183 11:00:46
RECEIPT NUMBER
C82017431-001-203-005-0

PURCHASE
TOTAL
\$50.00

INTERAC
A0000002771010
21A03E215033AD72
8080008000-6800
87FB2BF62419A54D

St.
3C

Telephone: (250) 752-6921
Fax: (250) 752-1243
E-mail: qbtown@qualicumbeach.com



POTENTIAL WATER METER LEAK ANALYSIS

\$50.00 (payable at time of request) DATE: _____

APPROVED

AUTH# 006700 00-001
THANK YOU

CARDHOLDER COPY

TREVOR WICKS ARBUTUS WEST
719 639 ARBUTUS ST
250 738 0524
trentee@shaw.ca

Owner occupied? Tenant occupied?

How long at address? 3+ years Irrigation System? Yes

OWNER SIGNATURE: Trevor Wicks

Previous history: *Attach a copy of Consumption Report (under Meters tab)*

Comments:

