

Nameless News



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Fast Track

We have just completed an amazing weekend seminar with Darren Weeks and July Ono. The event was no-charge, but full of extremely useful investment strategies. We must be at a point in our lives where we are ready to hear about strategies, since it is fair to say that we got more out of these two days than many of the 5 - 10 day courses that we've taken in the past.

In our conversations with Darren, we found him to be very personable, with great eye contact and a genuine sincerity. July Ono was excited and enthusiastic, with a passion for sharing the techniques that have helped her build her financial foundations. It was a joy to be their guests for the weekend.

Alan found the weekend very useful, enabling him to get up to speed an understand what KC has been working on, leaving us in a position to take our next steps together, as a team. There were plenty of points and tips that we will find useful as we continue our investment affairs.

We began the weekend with our shields up, arguing about silly things. By the conclusion of the weekend we were excited to realize that there are tools and strategies to take us to the next level, and happily aligned towards achieving our common goals.

We invested in a copy of the *"Fast Track to Real Estate"* product and are

looking forward to going through the many hours of valuable information.

House Purchase

We have purchased a house in Renfrew! (It is our third property) We are very excited, with this being our first "house", complete with yard and garage, we'll have all sorts of new things to learn and do. KC is particularly excited about the garage. We take possession on the 27th of May, so it promises to be a busy month.

Caring for Elderly Parents

For some of us there comes a time when we need to care for our parents. KC's mother Virginia, finds herself in the position of living with and caring for her mother. When a parent is dealing with frustrations around changes in capabilities and realizing that they cannot do what had recently been possible, it can be overwhelming for the caregiver to meet their parent's physical and emotional needs. Thankfully there are numerous resources available for those of us in that position, here is a small selection:

- <http://ln-s.net/3a7>
- <http://ln-s.net/3a8>

A collection of articles from McMaster University's Health Sciences Library in this link:

- <http://ln-s.net/3a9>

Late-in-life care:

- [http://ln-s.net/3a\\$](http://ln-s.net/3a$)

A book available at Amazon:

- <http://ln-s.net/3a+>

Affordable Travel

We travel quite a bit, often finding ourselves overseas or within North America, sometimes taking 3-4 trips a year. Many have wondered how we man-

age to afford such travel. The secret is that we rarely pay for our travel with cash. Now that there are credit cards available that allow you to gain Aéroplan™ points, Airmiles™, or Travel Dollars™, there is really no excuse to not use them (wisely) for all your monthly expenses.

Last year KC took her mom and niece to Ireland. All of the flights were purchased with points. After arriving they got into a rental car (points) and went off for their holiday. They stayed at some hotels and even paid admission to particular sights with points instead of cash. The four-week Irish holiday essentially had only food and fuel as direct out of pocket expenses.

The best part of this is that all of the other travel expenses were charged to the card to begin paying for the next trip.

This, of course, is a moot point if you would rather gain points to purchase your next GM vehicle. ;-)

Does your credit card earn you useful points?

Complaint Challenge

We accepted a personal challenge last week. The goal was to go an entire week without complaining. Not audibly and not on your 'inside voice' either. Catching yourself complaining and changing your disposition is a fairly powerful exercise and we both changed our opinions and attitudes at least a dozen times in the course of the last week. This certainly impacted our surroundings and Alan realised some things affecting him professionally were really just internal issues and complaints that started with



him. In all it's been a worthy challenge and one we plan to continue incorporating into our daily routines.

KC passed this challenge on to her sister and ended up having a rather stilted conversation, as they had to stop and think about whether what they were going to say was a complaint.

WIRE Connection

KC attended a "Women Investing in Real Estate" (WIRE) meeting on a Wednesday evening and found a wealth of information. Platinum Equities was there offering positions in their next commercial project. KC found it useful to see the numbers, how the offer was structured and to hear all the questions for Platinum's representatives.

The second half of the meeting covered due diligence for condos. Having spent a lot of time researching condos, KC was also able to contribute.

Key Due Diligence Points

- Speak directly to someone on the condo board and get their personal opinion of what is going on in the building.
- Get the most recent Reserve Fund Study and Audited Financial Statements. Be aware that if the building is under 8 units the owners are not required to hire a professional to do the reserve fund study.
- What are the condo fees? What do they cover and how do they compare to other similar buildings?
- What is the owner to renter ratio, are they at the maximum allowed?
- Is there a special assessment coming or recently past, if so for what reason?

- Is there a management company, who are they?
 - Have they changed recently?
 - If so, why?
 - How easy is it to get a hold of them?
 - Find out how well they know the building.
 - What is the management agreement?

Condominium Documentation

- It is often best to have the documents reviewed by professionals.
- Ask to see:
 - Current budget.
 - Current Estoppel certificate
- Is the building post-tensioned?
 - If so, ask for the engineering report realizing that it cannot give you the full picture.
 - Know that CMHC often will not insure mortgages in a post-tensioned building.

Bylaws

- Are tenants allowed?
- What is the stance re: tenants?
 - Restrictions?
 - Pets?

And to finish up... understand your own risk tolerance and be willing to walk away if need be, losing your deposit hurts far less than a bad investment.

Newsletter Name

Our newsletter needs a good name.

If you have any suggestions, send them to news@polyphase.ca.

FOR RENT

Inner City Erlton Townhouse

June 1st

Easy access to funky 4th Street, Stanley Park, Talisman Centre, public transit and main thoroughfares. 3 bedroom, 2 bath on 2 levels with full basement, 5 appliances and off street parking available. Flex-pricing available
Call +1.403.275.4149

Inner City Renfrew House

June 1st

Easy access to Memorial Dr, 16th Ave N, Edmonton Trail and city bike paths. Direct transit lines to University and Downtown. Large (1350 sq ft) and bright. 3 bedroom, hardwood floors, SW facing kitchen, shared laundry, off street parking and yard. Flex-pricing available
Call +1.403.275.4149

Inner City Bachelor Suite

June 1st

Easy access to Memorial Dr, 16th Ave N, Edmonton Trail as well as city bike paths. Direct transit lines to University and Downtown. Full kitchen and bathroom. Private entrance, shared laundry and yard. Street parking available. 475/mo + 1/4 utilities.
Call +1.403.275.4149

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