

As per Board review please see below appliances clarification notes:

Regular replacement scheduled for Coop stoves and fridges stated in our long-term financial plan is as follows:

Nova Vita Housing Co-operative - Renewal Schedule				
Component	Avg Life	Qty	Unit	\$ Per Unit
Appliances - Stoves	18	56	Unit(s)	\$ 850
Appliances - Refrigerators	15	56	Unit(s)	\$ 1,000

Following up on a member question during our budget meeting relating to who is responsible for member paid appliances - please **SEE BELOW** our appliances policy with highlighted areas clearly stating that member is responsible for any repairs or move out arrangements relating to member bought and paid fridge, stove, dishwasher, washer, or dryer. (Move - out procedure part) **PLEASE ALSO NOTE THAT THE PURCHASE OF ANY APPLIANCE BY MEMBER MUST BE APPROVED BY THE BOARD AS THIS IS AN ALTERATION TO PROPERTY. THE SAME GOES TO INSTALLATION OF DISHWASHER IN THE UNIT.**

Appliances policy - adopted December 8, 2022

Purpose of the policy

To maintain Co-op property and set out Co-op requirements for members who wish to alter or improve their appliances.

Policy

Unit fridges and stoves are Co-op property whereas unit dishwashers, washers and dryers are Member property. This distinction results in the following responsibilities for upkeep and care:

Unit Appliance	Owned by:	Co-op Responsibility	Member Responsibility
Fridge	Co-op	All operational and function parts	Cleaning and care
	Member	N/A	Cleaning, care, and all operational and function parts

Stove	Co-op	All operational and function parts	Cleaning and care
	Member	N/A	Cleaning, care, and all operational and function parts
Dishwasher	Member	N/A	Cleaning, care, and all operational and function parts
Washer	Member	N/A	Cleaning, care, and all operational and function parts
Dryer	Member	N/A	Cleaning, care, and all operational and function parts

Fridge / Stove Replacement

1. Fridges and stoves are replaced on a regular cycle as per the Capital Plan. The Co-op is responsible to ensure that these appliances continue to function and will complete operational repairs as required. If a fridge or stove becomes unrepairable before it is due for replacement due to Member abuse or neglect, the Member will be responsible for the pro-rated cost of replacement.

2. If a Member wishes to personally replace the fridge or stove in their unit, they can submit this request to the Board for consideration. Fridges and stoves cannot be replaced without pre-approval as this is considered an alteration to Co-op property. If approved, the replacement date must be coordinated with the Co-op Caretaker.

3. If a Member's fridge or stove is due for replacement through the Capital Plan, the Member can request to pay for an upgrade from the basic Co-op model. If the Member chooses this option, the fridge is still considered Co-op property, and there is no reimbursement due to the Member at the time of move out.

Move-out Procedure.

4. **Member purchased appliances are Member property and can be either sold to the incoming Member, sold privately, or moved out. Members are responsible for negotiating these arrangements themselves and must keep the Co-op Caretaker informed as this can affect move out requirements.**