

Allan Brown
(also known as Ildar Usmanov)
#103, 17407-99 Ave NW
Edmonton, AB T5T 0W7
e-mail: ab109470@gmail.com
Home phone: (780) 487-7924
Fax: (587) 400-3285

June 30, 2023

TO:

The Marquee at Terra Losa
c/o KDM Management Inc,
#210 - 150 Carleton Drive
St. Albert, Alberta TSN 6W2
Bus: (780) 460-0444
Fax: (780) 460-1280
ATTN: Nancy Vuksa

RE:

**The Receipt Copy of Smoke Detectors, Outstanding Balance -?
Accusations for Annual Inspection Failure(s)**

Dear Sir/Madam,
Dear Ms. Vuksa,

I am writing to address your letter dated June 23, 2023, regarding an outstanding balance of \$125 CAD and the invoice I received for the installation of smoke detectors in my apartment, unit 103. Please be advised after receiving your initial letter, dated May 5, 2023 (see the attachment #1), regarding smoke detectors replacements, I exercised the option 2 provided in your letter, as I purchased the smoke detectors myself in 2022 (one year before of your smoke detectors replacement company by Altron contractor). So, I replaced the original smoke detectors by identical ones BRK9120BA after careful consideration and consultation with professionals in the field. So, on May 19, 2023, I provided the contractor with a copy of the receipt for the smoke detectors I purchased (he refused to identify himself) because I was incredibly busy with my mother-in-law's funeral. At the time, I didn't back up or fax my receipts because I believed the contractor would pass them on to your office (as the silence from your end had lasted for more than five weeks), and I assumed everything was good.

Therefore, I was surprised to receive the invoice for the installation with your letter, dated June 23, 2023 (the attachment #2; it rec'd on June 28, 2023), as the smoke detectors were not installed by the contracted company but rather by myself, in adherence to the choices outlined in your letter. I would like to reiterate that I have not signed any documentation indicating that the work was completed by the contractors.

As a former police and intel officer, I want to highlight the significance of adhering to the law by every member of our society. It's worth discussing a few crucial aspects of fire safety regulations to demonstrate their importance. So, understanding and following fire safety regulations is not just a mandate, but a critical responsibility for each of us. These regulations exist not only for our personal protection but also for the overall well-being of our communities, particularly our small Terra Losa Community. At this point, I am extremely perplexed by your violations of ethical conduct, manipulations, and accusations regarding our alleged failure of the annual inspection, as indicated in your initial letter dated May 5, 2023. Before accusing us of failing the annual inspection, you must provide the fire safety non-compliance inspection report with all grounds (with relevant fire safety code of articles & clauses, etc.) as outlined by the Fire


Safety Regulations. I asked my neighbours about these letters; so, two of my neighbours got the same letter with the same accusation of failing annual inspection (just address stickers were different).

In addition, I was a company owner, and I have pursued a Canadian MBA and obtained two different engineering degrees from Europe. Furthermore, I hold a BCom in Accounting with Distinction (GPA 3.9 out of 4.0) from MacEwan University (Edmonton, AB), and a BBA in Finance with Honours (GPA 4.0 out of 4.0) from the Northern Alberta Institute of Technology (Edmonton, AB). With my extensive business experience and educational background, I received numerous invoices from contractors, and I have never encountered invoices with such significant violations of accounting standards and regulations as the one I have received from your company. The absence of owners' signatures or confirmation regarding the completion of the work raises concerns about the weaknesses in your internal controls of financial processes, particularly in billing and invoicing. These concerns are further compounded by the fact that fire safety regulations require the provision of a verification report demonstrating compliance with all fitness requirements, including adherence to the Canadian Electrical Code, National Building Code of Canada, licenses, and other relevant regulations.

Furthermore, I would like to bring to your attention that the invoice provided lacks the necessary information regarding the "Other" means specified. The invoice mentions "Total Other: 125.00," but it does not clarify what this "Other" category entails. This lack of transparency raises further concerns about your competency and ability to accurately document and communicate the charges associated with the installation. It is essential to provide a detailed breakdown of all charges, including labor, materials, and any other associated costs, to ensure transparency and understanding of the invoice (there are the fire contractor's regulations for cost estimation of labour, materials, and other associated cost based on National Building Code of Canada). The price of smoke detectors of 62.50 Cad (it can obtain online or from the retail store at least 2-3 times cheaper) with the 5 minutes of installation job of 60 Cad (the smoke detectors replacement job is similar as a home bulb replacement) also bring into consideration many concerns (not only ethical ones) about the contractor's bidding process with picking the qualified contractor at the reasonable price.

Given the circumstances, I kindly request you cancel the invoice (I attached receipts as Altron didn't pass it to you) and remove the charges related to the smoke detectors installation from my account and improve your internal control in the billing processes Also, I would like to get your clear clarifications regarding the accusations in letter, dated May 5, 2023) regarding failing the annual inspection(s). So, please provide or provide the annual verification report of failure(s) with all relevant codes, articles, clauses or provide your official written apologies for it.

Kind Regards,


Allan Brown
(also known as Ildar Usmanov)

June 30, 2023

Encl.: (3)

1. KDM Letter, dated May 5, 2023
2. KDM letter and "Invoice", dated June 23, 2023
3. The Smoke Detectors Receipt from the Unit Owner #103

May 5, 2023

Marquee at Terra Losa

Follow up to In Suite Fire Equipment Inspections

We wish to advise you that your unit failed the annual inspection. To ensure the safety of all residents, the Corporation has contracted Alltron to come back and complete the deficiencies. **The highlighted section relates to your unit specifically.**

A. OPTIONS for replacement of smoke detectors:

- 1) Ensure that unit access is provided on May 19, 2023 between 8:30 AM - 4:30 PM. The contractor will replace your smoke detector and you will be charged back the cost (as it is Owner responsibility): \$62.50 for 1 device & \$125.00 for 2 devices.

OR:

- 2) Do the replacement yourself and provide receipt that the work was completed.

OR:

- 3) Have Alltron complete the work on an individual basis at a cost of \$189 for 1 device & 220 for 2 devices.

NOTE: The replacement part has a 10 year life, is hard-wired and has battery backup.

- B. If you did not provide access at the initial inspection,** we will require access on this day to complete the inspection. We will have a locksmith on site to gain access to the unit, if required, and the cost to do so will be charged back to the Unit Owner. Also, any follow up repairs/replacements after the inspection will be charged at normal rates. Please contact our office to ensure access will be provided – cmackinnon@kdmmgmt.ca or 780 460-0444 (ext. 316).

- C. The Corporation needs to replace parts:** A few units require replacements of Corporation components (Piezos – lights). The replacement of these items will be completed on this date as well. Please provide access.

***If you are providing a key to another Resident or Board member, we require that you advise us in writing – send email to: cmackinnon@kdmmgmt.ca.

Thank you for your anticipated cooperation - *Marquee at Terra Losa, Board of Directors*

MARQUEE AT TERRA LOSA
Condominium Corporation No. 062 4562

Dear Owner,

RE: MONEY OWED

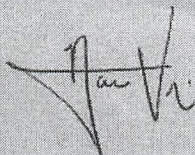
There is an outstanding balance associated with your Condominium Unit. Please note that if you are on Direct Withdrawal for your condominium fees, KDM requires written consent to withdraw any additional money owed to Condominium Corporation No. 062 4562 operating as **The Marquee at Terra Losa**.

Listed below are 3 payment options:

1. **Provide us with an email**, if you are on automatic withdrawal, giving KDM permission to withdraw the outstanding balance as a one-time withdrawal or provide us with a repayment schedule, send to cmackinnon@kdmgmt.ca.
2. **Send a cheque or money order**, payable to **The Marquee at Terra Losa** and mail it to KDM Management (see address below). Please ensure that your name and unit number are recorded on your payment.
3. **Drop your payment off at the KDM office** between the hours of 8:30 and 4:30 Monday – Friday. Cash, money orders and cheques are payable to: **The Marquee at Terra Losa**.

Thank you for your immediate attention to this matter. Should you have any questions contact Corina MacKinnon, Administrative Assistant at cmackinnon@kdmgmt.ca or 780-460-0444 ext. 316.

Sincerely,
KDM MANAGEMENT INC
On behalf of The Marquee at Terra Losa
Condominium Corporation No. 062 4562



Nancy Vuksa
Licensed Condominium Manager

NV/cmm

The Marquee at Terra Losa
c/o KDM Management Inc,
#210 - 150 Carleton Drive
St. Albert, Alberta T8N 6W2

INVOICE

Number: 8822
103.00 - Unit 103
Date : 06-23-2023

Sold to :

Sent to :

Ildar & Liliya Usmanova
103, 17407 - 99 Avenue
Edmonton AB T5T 0W7

Ildar & Liliya Usmanova
103, 17407 - 99 Avenue
Edmonton AB T5T 0W7

Product #	Type	Description	Qty	Unit price	Amount
3		Re: Smoke detector x2	1.0	125.00	125.00

Total Labor: 0.00

Total Material: 0.00

Total Other: 125.00

Total 125.00

Please make cheques payable to the
MARQUEE AT TERRA LOSA and forward
to KDM Management.

DUE UPON RECEIPT

Attachment #3

ALLAN BROWN
17407 99 AVENUE NW, APT. 103 (BUZZ# 602)
EDMONTON, AB, T5T 0W7
CA

Paid / Payé

Sold by / Vendu par: E-MATION
GST/HST # / # de TPS/TVH: 729144931RT0001

Invoice date / Date de facturation: 10 May 2022
Invoice # / # de facture: CA34T67H3MKI
Total payable / Total à payer: \$30.84

GST/HST remitted by / TPS/TVH versées par: E-MATION

For questions about your order, visit www.amazon.ca/contact-us / Pour toute question concernant votre commande, visitez le site www.amazon.ca/contact-us

Billing address / Adresse de facturation	Delivery address / Adresse de livraison	Sold by / Vendu par
Allan Brown 17407 99 Avenue NW, Apt. 103 (buzz# 602) Edmonton, AB, T5T 0W7 CA	Allan Brown 17407 99 Avenue NW, Apt. 103 (buzz# 602) Edmonton, AB, T5T 0W7 CA	E-MATION 174 Adventure Crescent Maple, ON, L6A 3H9 CA

Order information / Information sur la commande

Order date / Date de commande: 10 May 2022
Order # / Commande #: 701-4554573-4269811
Shipment date / Date d'expédition: 10 May 2022
Shipment # / # d'expédition: 212843362682301

Invoice details / Détails de la facture

Description	Quantity / Quantité	Unit price / Prix à la pièce	Discount / Remise	Federal tax / Taxe fédérale [GST/HST/TPS/TVH]	Provincial tax / Taxe provinciale [PST/RST/QST/TVP/TVQ]	Item subtotal / Sous-total de l'article
BRK Electronics 9120BA Hardwired Ionization Smoke Alarm with 9V Battery Backup ASIN: B00HWY12ZW	2	\$/ 14.69	\$0.00	\$0.00	\$0.73	\$30.84
Shipping charges / Frais d'expédition		\$6.99	-\$6.99	\$0.00	\$0.00	\$0.00

Invoice subtotal / Total partiel de la facture **\$30.84**

Item subtotal / Sous-total de l'article (excl. tax)	Discount / Remise	Federal tax / Taxe fédérale [GST/HST/TPS/TVH]	Provincial tax / Taxe provinciale [PST/RST/QST/TVP/TVQ]	Tax subtotal / Sous-total de la taxe
Total	\$29.38	-\$6.99	\$/ 0.00	\$1.46

Hi Allan,

Thank you for your letter dated June 30th, 2023. The board has reviewed the letter and has agreed to remove the charges of \$125.00 from your account. Once the amount has been reversed, Corina will send you a clear statement of account.

As per your request pertaining to specific codes related to the fire inspection, you are at liberty to contact Alltron directly anytime.

Thank you.

Nancy Vuksa

KDM Management Inc.

Bus: 780.460.0444 ext: 321

Fax: 780.460.1280

www.KDMgmt.ca

NVuksa@kdmMgmt.ca

#210, 150 Carleton Drive

St. Albert, Alberta T8N 6W2

Unbelievable - ?

Are they understand own scope of job as a property manager?

Unbelievable the Board of.... - AB



Please be advised **KDM Management has a zero abuse tolerance policy for all its employees.**

 Please consider the environment before printing this email

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