

The Last Prejudice

By Michael Le Page, RCM

OVER THE past few decades our society has made great strides to eliminate prejudices based on ethnicity, religion, colour and creed. There



is no place for such things in our world and even more so in our communities. In general we can be proud of our

progress in this regard but remain aware that this quest is never ending.

However, there is one very prevalent prejudice left in the condominium world and it needs to come to an end. That prejudice is the prejudice of past behaviour or conduct. Let me provide the following examples:

- An owner in a townhouse community offers a suggestion that is brought forward to the board. A director is having difficulty placing the individual and/or the home. At that point another director reminds the board that this is the house with the kid with the skateboard that keeps everyone awake and to whom we have written several times.

- An owner in a highrise has an idea however it is the suite with a husband who smokes on the balcony.

- Another owner was the one that stored belongings in the underground and was slow to remove them.

- An investor brought forward a request however they were the ones that rented to those students who turned the place into party central.

These are examples found in everyday property management. You get the idea and no doubt have sat at the table when such similar reminders were brought forth. It may even be someone's account was liened at one time. Past behaviour reminders often cause one to be less receptive to

any situation or suggestion regardless of merit. With that being said, often past conduct becomes the hurdle that can prejudice the response to an idea, request or suggestion.

The resolution and eradication of this "the last prejudice" is simple. Encourage all boards to adopt a nameless, faceless, universal-in-application, every-time-this-happens-do-this policy for any and all items brought to the board. Who is asking or involved is completely and totally irrelevant to the request and there is no gain in disclosing the information on the pre-decision side of the evaluation. Disclosing same may prejudice the decision and therefore let's remove who it is totally from the equation.

Such a policy helps to almost guarantee no human rights violations and results in a board that is issue-focused and such a position only strengthens a community.

This is an easy fix. Eradicate the last prejudice and adopt a nameless, faceless, universal-in-application, every-time-this-happens-do-this policy and make your community an even better place to call home.

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