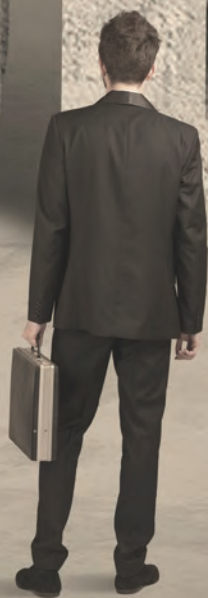


DO WHAT
YOU LOVE
LOVE WHAT
YOU DO





Debbie Wilson, RCM
ACMO Director,
Chair of the Continuing
Education Committee

What is the Benefit of Remaining an RCM?

There have been a lot of changes in the world of condominiums this year, with reforms to the *Condominium Act*, the *Condominium Management Services Act*, the new Condominium Authority of Ontario (CAO) and the Condominium Regulatory Authority of Ontario (CMRAO).

There are many things to learn with the changes to the *Condominium Act*. There are many things that I need to do with respect to becoming licensed with the Ontario Government and be able to do my job. There are costs involved to become licensed, additional costs that I must incur, forcing me to look at my budget to see what I can do to be able to deal with all of this change.

The smartest thing that I can do is to stop and realize the importance of keeping my RCM designation with ACMO. It took some hard work to get this designation twenty-five years ago. I am very proud of it and never have regretted taking the time to get my RCM designation. It showed the corporations that I directly or indirectly managed that I had the knowledge to manage a condominium. The boards of directors that I have dealt with knew of my knowledge and asked for my opinion and assistance. At one time, when there was a discussion about the possibility that once licensing came into play the RCM designation would no longer

be relevant, I got upset. STOP! Not a chance was I going to agree to let that happen. I am very proud of my RCM designation and will not give it up!

The RCM Advantage

So, what is the advantage to retaining my RCM and remaining a member of ACMO? First off, my RCM designation is a higher requirement than the requirement for licensing. In fact, having my RCM designation will allow the CMRAO to recognize that I have the qualifications and experience for my licence without having to write an exam.

Other benefits my RCM will give me will be ongoing education. Remember, early on I mentioned the need to learn



Building solutions you need. *Expert advice you can count on.*

Building Envelope Restoration
Balcony Repair and Renewal
Parking Garage Restoration
Reserve Fund Studies
Performance Audits
Tarion Claims and Litigation Support
Environmental Engineering
Mechanical and Electrical Engineering
Energy Efficiency and Sustainability

wsp.com

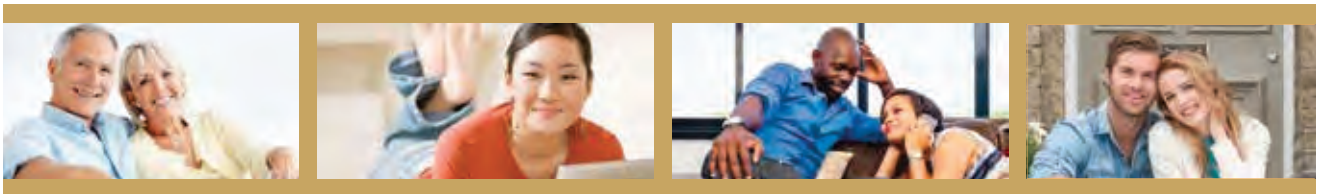
Toronto
416-487-5256
Markham
905-475-7270

Hamilton
905-529-4414
Kitchener
519-743-8777

Ottawa
613-829-2800
Windsor
519-974-5887

CONDO GOLD

Insurance that gives you peace of mind.



The value and protection your unit owners deserve.

Call for a free info package for your building.

1.877.627.6222 • www.condogold.ca



Atrens-Counsel Insurance Brokers

Part of Arthur J. Gallagher Canada Limited

all the changes to the *Condominium Act*. Well, there are regular luncheons at the Toronto Conference Centre that provide wonderful education sessions. ACMO is now offering Continuing Education events throughout Ontario in Ottawa, Kingston, Peterborough, London, North Bay, Burlington, Barrie, Kitchener, Oshawa and Collingwood. These events will be conducted as conferences, luncheons or even webinars providing multiple ways to access the information. Continuing education is important in this line of work as we are expected to know a little bit about everything including who to call. Well, it looks like ACMO is stepping up to be able to assist managers throughout Ontario. As an RCM I will get preferred rates to attend these events, plus, I get points towards keeping my RCM and my licence. This is also an excellent opportunity to network with associate members and other condominium managers. Saving some money as I get the information and the networking that I need to learn and resolve management issues is a great benefit.

Learning Resources for RCMs

When preparing for the RCM designation, it is necessary to take the four required courses: Maintenance, Finance, Law and Administration. The textbooks from ACMO that are required for these courses are a wonderful reference resource for all RCMs. Now, ACMO's Member Benefits committee is in the process of creating 12 pocket manuals written to provide easy resource on 12 different topics. The first three books should be ready to go this autumn, with more to follow. What a great opportunity to access more learning resources, and there are preferred rates for RCMs.

ACMO is now looking to expand the RCM designation to another level, this time to an advanced designation. Considering I became an RCM before it was mandated for my licence, I am looking forward to taking the next step to show the condominium community that I will have an even higher designation demonstrating my years of experience and exceptional education.

What other reasons are there to keep my RCM? As a member, I get regular communication from ACMO through

the weekly updates or *CM Magazine* that again keep me updated with knowledge that I need to stay current and perform my job. These are both fantastic ways of obtaining information that I need, and they are sent to me rather than me running around looking for it. This communication is all included in my membership with ACMO.

Insurance Program for RCMs

ACMO has a great insurance program, Professional Liability Insurance (Errors & Omissions, Fidelity for licensed providers i.e., management companies); discounted fees for ACMO corporate members; similar insurance and additional coverage for individual RCM managers who are not covered by their employer or who wish to add "excess coverage" on top of that provided by their employer. More savings to my budget, as insurance is a must.

Speaking of insurance, ACMO offers its members Personal Lines Insurance (Home, Auto, Life etc.) at savings that for some has equalled five years' membership fees or more (e.g., \$1,000 plus saving). This has been confirmed by the RCMs that have used the program; again, more savings to my budget.

As an RCM, I can receive free telephone legal advice on employment, human rights issues, civil, criminal, etc. that are all included in my membership fees. More cost savings that are important to my bottom line.

Still on the personal side I can receive discounts on travel, theatre tickets, car rentals and so much more. More benefits for keeping my RCM.

Finally, ACMO is currently preparing information for RCMs on a salary survey that will give them the information that they have been looking for on salaries.

2018 is going to bring lots of changes as we get into the amended *Condominium Act* and the licensing of condominium property managers. But without a doubt, I will continue to be a proud RCM and a member of ACMO. I would be crazy not to based on all the advantages. ■

Debbie Wilson, RCM is an ACMO director based in Ottawa, and chair of the Continuing Education Committee. apollomgt.com



Ontario's largest circulation property management magazine: 11,000+ quarterly

WHO SHOULD SUBSCRIBE TO CM MAGAZINE?

- Condominium Property Managers
- Condominium Board of Directors
- Property Management Firms
- Industry Contractors & Suppliers
- Government & Regulatory Agencies

To subscribe, visit:

acmo.org/cm-magazine/subscribe/

or Mail to:

ACMO
2233 Argentia Road, Suite 304
Mississauga, Ontario L5N 2X7

Name _____

Company _____

Address _____

City _____

Postal Code _____

Telephone () _____

Email _____

Please check your title:

- ☐ Condominium Manager
- ☐ Employee/owner of management company
- ☐ Director of a condominium corporation
- ☐ Employee or owner of a supplier to multi-unit properties
- ☐ Other _____



Association of Condominium Managers of Ontario

SUBSCRIBE FOR FREE

(in Ontario only)