



# the community beat

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Crime prevention in our successful community



BY GEORGE RAITT, SUPERVISOR & COMMUNICATION OPERATOR, NEW WESTMINSTER POLICE



There is a high correlation between the degree to which you participate and the success the police can achieve.

I want to take a minute to give a 'shout-out' to the people in our community who go out of their way to help us get our jobs done properly. Thank you very much! I was inspired to write a little about this because a couple weeks ago, I was invited to do training with some of our new community services volunteers. Though I have worked closely with the volunteers from the police service over the years and had once been a police volunteer myself, I realized that I had come to take for granted the time and effort that our volunteers dedicate to the police service and the community.

I know from years of experience talking to many people who phone the police that sometimes there is apprehension about calling to report things. You worry that you are 'bothering' us. Sometimes, you second guess the 'importance' of what you might be seeing, hearing, or feeling. All legitimate perceptions, but perceptions that I would like to do away with...once and for all.

There is nothing wrong with calling the police – ever. Not everything is a police matter. However, for those incidents that are police matters, believe me when I say that when you call the police, when you stay on the line, when you are an active listener and observer, when you allow us to direct the course of the call, and when you are patient with us while we work through the call with you ... you provide an invaluable 'public service.' There is a high correlation between the degree to which you participate and the success the police can achieve. Without your eyes, ears, patience, and cooperation, we cannot properly prioritize our calls, respond to your requests, or satisfactorily investigate or resolve your concerns.

Thinking about them made me consider while I was driving to work tonight, that 'public service' isn't just done by those of us who are 'public servants'. In one form or another, it is done by all of us at one time or another ... whether we get paid for it or not; whether we volunteer our time to the police service or not. Some of our most valuable 'public servants' are the very people who live, work, and pass through our community. Those of you who pay attention to what is going on around your neighborhoods, parks, apartment buildings, schools, and businesses. The people who are willing to look out for the rest of us and who will step up to the plate and get involved by calling the police because it is the right thing to do when there is something wrong going on.

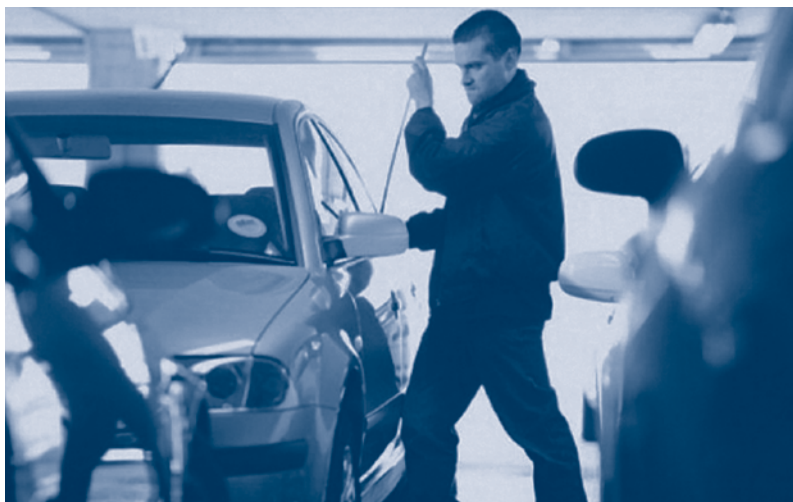
You in the community are the best 'public servants' of all. Thank you for the time and effort you take to help us do our jobs properly. This city is better off and much safer because of your involvement.



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# Gone ... in less than 60 seconds



Thieves take pride in stealing and they steal cars for a variety of reasons. Some get their thrills from ripping people off, destroying personal property, and driving around at dangerously high speeds. Stripping a vehicle for parts or for reselling overseas are other reasons for the theft of vehicles. Many stolen cars are used as an accessory to commit other crimes. Stolen vehicles can result in higher insurance rates for policyholders and when used in other serious criminal acts, the reckless driving sometimes injures or kills innocent citizens.

Everybody's vehicle is a target.

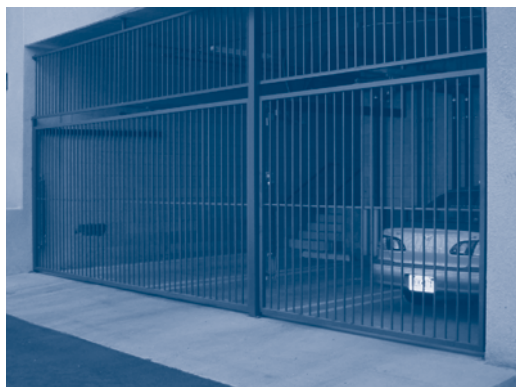
## Car theft: Tips on prevention

Car theft is a problem in most communities. Everyone is at risk of auto crime, however there are several measures that you can take to prevent becoming a victim. Here are some tips to help you avoid auto crime:



- Always close and lock your doors
- Ensure you completely close your car windows and sunroof when parking. Don't make it any easier for the thief to enter your vehicle.
- Never leave your keys in your vehicle when it is unattended.
- ◀ • Never leave items such as garage openers or key fobs in vehicles. Once these items are

stolen, thieves will have access to your home or apartment building.



- ◀ • After opening an automatic parkade gate, watch out for thieves trying to sneak in. *Wait for the gate to close behind you.*

- Never hide a second set of keys in your car. Extra keys can easily be found if a car thief takes time to look.
- Keep your car keys in a less visible, secure place in your home.
- Park in well-lit and well-traveled areas. Consider using parking lots that have parking attendants.
- Do not leave any valuables visible. Take your belongings with you or hide them in the trunk before parking your car so that a thief does not see.
- Buy a stereo that has a removable face plate so that you can take it with you.
- Consider engraving some of your expensive accessories and major parts with your VIN or personal identification number. This aids police in tracing stolen items.
- Use special license plate locking screws to make it hard for thieves to remove your license plate.



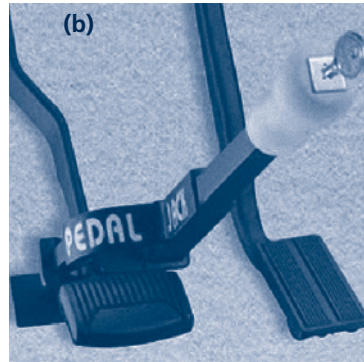


Make your vehicle an unappealing target to lessen the chance of becoming a victim of auto crime.

- If you see any suspicious person or activity near a vehicle, call the police immediately.
- Invest in, and use good quality anti-theft device. Try layering anti-theft devices, this reduces the chance of auto crime significantly. For example using an immobilizer in combination with your alarm is a much bigger deterrent for thieves.

**Examples of immobilizers are:** ►

- (a) Steering wheel lock or also known as The Club.
- (b) Floorboard Locks: Devices that disable the gas or brake pedal.
- (c) Alarm systems: Loud warnings sound when doors/hood/trunk are opened. Optional sensors include glass breakage, motion, tampering and towing.
- (d) Immobilizers: Use a fuel or ignition-kill switch to prevent the car being started. Make sure it's hidden or a thief may find it.
- (e) Vehicle Tracking System such as GPS: A transmitter hidden in your car enables police to track your vehicle.



Motor vehicle crime continues to be a problem every year. Part of the problem is that vehicles are stolen whenever the opportunity presents itself. Preventing auto crime is often a matter of common sense and adapting easy habits. Make your vehicle as unappealing a target as possible to lessen your chance of becoming a victim of auto crime.

- **Ensure you always call the police if your vehicle has been broken into or vandalized.**
- **The report needs to be called into the jurisdiction where the incident occurred.**
- **Have the details ready for the Complaint Taker, including:**
  - vehicle details: make, model, year and colour of vehicle
  - address of where the vehicle was located
  - time you left the vehicle
  - how long the vehicle was unattended
  - what was stolen

For information on auto crime in your neighbourhood, check out the crime maps found at [www.newwestpolice.org](http://www.newwestpolice.org).

## Dear members,

For Block Watch and Crime Free Multi-Housing Program article submissions or inquires, please contact:



**Crime Free Multi-Housing**  
crimefree@nwpolice.org  
604-529-2446



**Block Watch**  
blockwatch@nwpolice.org  
604-529-2446



**New Westminster Police Services**  
555 Columbia Street  
New Westminster, BC V3L 1B2

### CRIME PREVENTION TEAM

**Bruce Ballingall, NWPS**  
tel: 604.529.2411  
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tel: 604.529.2528  
scole@nwpolice.org

**Jennifer Sanford, NWPS**  
tel: 604.529.2494  
jsanford@nwpolice.org

**Police Non-Emergency Number**  
604-525-5411

**Emergency**  
911

# Breaking the silence about fraud

Fraud is often described as the “quiet” crime. There are no guns blazing or screaming or yelling of threats or any overt actions of physical threats. Victims of fraud are usually just quietly relieved of their money or other assets.

No one section of society is more susceptible to being victimized by fraud than any other. Whether we are a senior, a young entrepreneur, or any ordinary citizen, we can become the target of a fraud. The best strategy for protection against being victimized is knowledge of what fraud is and the many crime prevention tools available for our use.

## What is fraud?

Fraud is an intentional deception made for personal gain or to damage another individual. Common forms of fraud include mail and telemarketing schemes, door-to-door solicitation, personal fraud and identity theft. Everyone must take precautions to protect themselves against fraud.



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## Fraud by mail, Internet or telemarketing

Fraudulent mail and telemarketers will try to convince you to send cash or pay using a credit card for products that will either never arrive or are different from what you expected. Remember, you should never have to send money in advance to recover lost money or receive an award. You should never have to make a phone call to an “809” or “900” number to receive a prize.

### TIPS TO REMEMBER

- Never give your credit card number over the phone if you have not initiated the call.
- Be prepared to say “no.”
- Hang up if you’re not sure.

## Door-to-door solicitation

Door-to-door solicitation is a common occurrence, but you must recognize it is a common approach used by some of the best con artists. To protect yourself from financial loss, it is important to recognize you may be dealing with a con artist if the person at your door:

- Offers a free inspection (chimney, room, etc.).
- Uses pressure tactics such as limited time offers.
- Has a preference for cash and/or no contract.

To protect yourself consider posting a “no solicitors or peddlers” sign. If you do speak to a door-to-door salesperson, remember the following:

### DO

- Get their name and company information.
- Obtain 2 or 3 written estimates before signing a contract.
- If in doubt, seek advice from family, friends or police.

### DON'T

- Be rushed or pressured.
- Give them a credit card number.
- Pay for work in advance.

## Personal fraud or identity theft

Personal fraud can occur when a dishonest person obtains your personal or credit card information and uses it to make purchases or obtain cash. Some of the worst cases of personal fraud are identity theft. Identity theft occurs when a dishonest person uses your personal information to open a bank account, obtain credit cards or otherwise take advantage of your credit rating. Any type of personal fraud can ruin your credit rating. To reduce the chances of becoming a victim of personal fraud:

### DO

- Be extremely careful before you give out any personal information.
- Treat your social insurance card and birth certificate as you would any valuable and store it in a safe place.
- Consider buying a shredder so you can shred your financial statements and personal information.

- When making purchases online, ensure the site you are buying from is a secure site and a privacy policy is posted.
- Carefully check your monthly statements for any unauthorized transactions.
- Call your credit card company immediately if you have applied for a credit card and it hasn't arrived or if your monthly credit card bill is late arriving.

**DON'T**

- Carry your social insurance card or birth certificate with you unless absolutely necessary.
- Leave credit card receipts behind or throw out financial information without first destroying it.
- Use your birth date or home address number for your pin number.

Remember anyone can be a potential target when it comes to fraud. So, it is up to you to understand the different types of fraud and scams out there, as this will help you better protect yourself from becoming a victim of identity theft.

For more information on identity theft or news on the latest fraud and scams, check out:



**Consumer Protection BC (BPCPA)**  
1888 564 9963  
www.consumerprotectionbc.ca



**Better Business Bureau (BBB)**  
604 682 2711  
www.bbb.org



**Phonebusters**  
1 888 495 8501  
www.phonebusters.com

**Competition Bureau of Industry Canada**  
1 800 348 5358  
competition.ic.gc.ca



**Economic Downturn Scam**

Tough economic times often bring out the bad guys. During a credit crunch, you may turn to new sources to help with your finances. While it may not be called a "loan" in the marketing sense, there are small business cash advances who offer thousands of dollars for business ventures despite your credit rating. These types of opportunities often come with up-front fees, and excessive interest charges. In some cases, it may even be attempts to gain information for identity theft. Before you jump up and send in that processing fee or security deposit, be warned that this is likely a scam. You should never have to pay cash in advance for a loan.

*QUICK TIP:* Never pay money to get money. If it is a legitimate loan or lender, the fee will be added to the total amount owed on the loan as required by BC consumer protection laws. For information about disclosure requirements when you are applying for a personal loan in BC, contact Business Practices and Consumer Protection Authority (BPCPA) of BC, toll free at 1 888 564 9963.

When making purchases online, ensure the site you are buying from is a secure site and a privacy policy is posted.





# Block Watch BLOGGING

## Communication is key

In 2009, NWPS introduced a new communication tool to our Block Watch Program to help link Block Captains and Co-Captains not only within their neighbourhood, but also throughout the City. Participating Block Captains and Co-Captains, who have agreed to be on a communication list, have their contact information distributed to all active Block Captains and Co-Captains in hopes of encouraging communication amongst the group. We are now working towards making this an integral part of our program.



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## Block Watch Safety Meetings



Picture of 300 Block Durham Street's Block Party held over the summer with NWPS volunteers, Mike and Bruno, who hosted an information booth at the event. If your group has pictures they would like to see in our next newsletter, send them to [www.blockwatch@nwpolice.org](http://www.blockwatch@nwpolice.org).

This year we had an outstanding response from Block Watch groups. Many of these groups took advantage of the \$50 public safety grant which they used toward their Block Watch or crime prevention event. We would like to thank all Block Captains, Co-Captains and everyone who got involved in the planning of their events, as well as those who participated!

*Remember:* If you are organizing your next Block Watch event, let the New Westminster Police Block Watch office know, as we would like to attend your event and provide your group with crime prevention information. Give us at least 3 weeks' notice and inform us of your theme, and we will bring prizes for your group. Don't forget that active Block Watch groups can also request barricades by contacting the Block Watch office at 604-529-2446 or at [blockwatch@nwpolice.org](mailto:blockwatch@nwpolice.org).

## How TB Vets help mark your property

### Secure it with **SECURITAGS**

An important requirement of the Block Watch and CFMH programs is marking your property. Property marking aids police in the recovery of your stolen possessions. One of the most difficult things for police to do is to give back what they believe are stolen items to an alleged thief because rightful owners neglected to mark their property.

TB Vets created a program that helps owners easily mark their property. SecuriTags are small self-sticking labels which carry your BC Driver's License or BC Identification number. These numbers help police verify your name and address right away. One of the benefits of using SecuriTags is that TB Vets donate the proceeds of this program back to the Block Watch Program.

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### Block Watch groups that had a Block Watch event this year include:

#### Blocks

300 Block Alberta Street  
300 Block Durham Street  
00 Block Seymour Court  
100 Block Ovens Avenue  
300 Block East 8th Avenue  
800 Block Chestnut Street  
800 Block Cherry Street  
300 Block East 8th Avenue  
300 Block Blair Avenue  
400 Block Buchanan Avenue  
500 Block Street Richmond  
800-900 Block Jackson Crescent  
200-400 Block 7th Avenue

#### Apartment/Townhouses/Condos

935 Ewen Avenue – Cooper's Landing  
320 Royal Avenue – Pepper Tree  
265 10th Street – New Westminster Housing Co-op

#### New Block Watch Groups

323 Governors Court – Governors Court  
1045 Quayside Drive – Quayside Tower 1



### BC Crime Prevention Association

*Crime is recession proof. Don't be a victim.*

British Columbia Crime Prevention Association (BCCPA) Website is an important and vital link of information. The BC Crime Prevention Association is an integrated team of citizens and police, dedicated to preventing crime. The BCCPA is a forum to ...

- Keep you informed and up-to-date on crime prevention topics and issues through seminars, symposiums and the *BCCPA News* magazine
- Gather leading edge information on crime prevention initiatives from a variety of regional, national, and international programs
- Share and exchange ideas and 'best-practices' regarding crime prevention programs and initiatives
- Disseminate crime prevention related training materials, tips, and strategies

Crime Free Multi-Housing's Provincial Coordinator is part of BCCPA and can offer lots of important information such as upcoming training and workshops, social media, success stories, and important contact information. You can check out their website at [www.bccpa.org/cfmh](http://www.bccpa.org/cfmh)

### TENANCY TROUBLE? – WE HAVE THE PERFECT SOLUTION!

#### **New Westminister Crime Free Multi-Housing Tenancy Workshop**

New Westminister Police will be hosting a workshop on *Difficult Tenants, Evictions, & Dispute Resolution* by Marg Gordon, Chief Executive Officer of BC Apartment Owners and Managers Association.

**Who is Invited:** Crime Free Multi-Housing Certified Properties OR properties in the process of becoming CFMH certified

**Cost:**  
CFMH Certified Properties \$15.00  
Non Certified Properties \$45.00

**Where:** New Westminister Public Library – basement Auditorium

**When:** December 8th, 2010 from 1230-1530

**By RSVP only.**

# Managing strata safety and security: Bylaws can keep you safe

BY FRANK FOURCHALK – LOCKSMITH, WHITE ROCK, BC

If you want to keep your condominium safe, you may have to review your building's bylaws. These building laws are essentially directions and regulations developed by a condominium strata council to promote the safety, security, and welfare of owners, property, and assets of the corporation.

Bylaws bind the strata corporation and the owners with a signed, sealed, and delivered covenant of provisions that must be upheld. Once the development company is out of the picture and the new purchasers have taken over the building ownership, new safety and security bylaws should be established.

The importance of incorporating bylaws hinges on the fact there are weak links living within the building. I'm talking about negligent owners who don't care about building security. These folks affect the rest of the owners by driving up insurance rates and endangering family and friends.

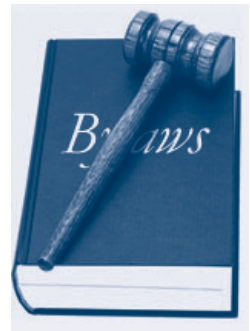
Bylaws are one of the most under-used, though effective ways of bringing building security under control. These laws should contain rules for the safety and security of all condo owners. For example, a good way to control the ownership of the building's common area keys is to define certain rules in the bylaws.

Many condominiums have high security keys. A great way to monitor and protect ownership of the key is to state in the bylaws that if a key is stolen or lost, the person responsible for the lost key will have to pay for the re-keying of the building. This could be a large expense to the person who lost the key. However it will help tighten the security of the building by forcing key holders to be more responsible.

One of the largest breaches of security in a condominium can be found at the overhead parking gates. People who don't wait for the parking gates to fully close before entering or exiting a building could get a warning or fine, but only if this is written in the bylaws.

Letting strangers into the building could end up costing the guilty party. If building bylaws state you are not to let strangers into the building and you feel the need, be prepared to pay the price. Propping doors open could also warrant a penalty.

Another excellent bylaw would require owners to report new company who will be staying in the building. Filling out forms with information regarding length of time, type of vehicle, what the person looks like and who they will be staying with would be a great benefit to the building's security. This information should be sent to all owners so they are aware of any new faces seen walking throughout the building.



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**Bylaws are one of the most under-used, though effective ways of bringing building security under control. These laws should contain rules for the safety and security of all condo owners.**

The first requirement in amending or adding a bylaw is to get approval from the unit owners in the way of a special resolution. A special resolution requires a two-third majority vote of the persons entitled to vote (the owners).

Once you have finished the first requirement, you must submit the bylaw changes to the Corporations Branch. Once the Corporation Branch has all the information they need, registration takes place and the bylaw will now become enforceable.

[www.yourhomesecurity.ca](http://www.yourhomesecurity.ca)

## **BLOCK CAPTAIN OR CFMH MANAGER**

Name \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_