

FALL/WINTER NEWSLETTER

NOVEMBER 2015

Durham Condominium
Corporation No. 19

The Bayshore
1210 Radom St. Pickering

Durham Condominium Corporation No. 19

MANAGEMENT INFO

Guardian Property Management

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Gino Abbaticcio

Weekday Superintendent

905.424.1566

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Bayshore Office Hours

Monday - Thursday:

9:00 am – 5:00 pm

Friday: 9:00 am – 1:30 pm

In the event of an emergency and
you can't reach the
Superintendent call :
(905) 427-8535

WINTER'S ON ITS WAY

With winter soon approaching, the Corporation would like to remind you of a few important items that hopefully will provide some helpful suggestions to the residents of The Bayshore.



COMMUNITY WEBSITE!

We have all been waiting patiently for a community website! Well great news .. We have now created a website for the owners and residents at The Bayshore. The address is: www.thebayshore.net.

The site contains a host of information we hope you, our owners and residents, will find useful, e.g. Documents, Frequently Asked Questions and News.

FROZEN PIPES

All residents are advised to remove air conditioners from living room windows during the winter. In the past, residents have experienced frozen pipes resulting from small drafts entering around air conditioning units. Frozen pipes may also occur when windows are left ajar during cold temperatures. The damage caused by a burst-frozen pipe can be

extensive and costly. The Corporation will not assume responsibility for the cost to repair damage as a result of a frozen pipes caused by neglect.

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

The installation and maintenance of smoke detectors is the responsibility of all owners in the building. Upgrades to our Life Safety Systems included a HEAT DETECTOR in each unit. In addition to the heat detector, the City of Pickering bylaws require that every household have an operational smoke detector. These detectors are readily available at a modest cost and they do save lives. If you haven't already done so, kindly ensure that you have a smoke detector and that it is functioning properly.

It is also now mandatory that Carbon Monoxide Detectors are installed in units on the 19th floor and the 1st floor. This is the owners responsibility to install and maintain.



RESIDENTS' RIGHTS

As a resident (meaning an owner, co-occupant or tenant) of DCC 19, you have many rights and considerations available to you under the guidelines of the Ontario Condominium Act (1998), the Declaration, Bylaws and the Rules of DCC #19.

For example, corporation rule # 7 states that *“Owners, their families, guests, visitors, and servants shall not create or permit the creation of or continuation of any noise or nuisance which in the opinion of the Board or manager, may or does disturb the comfort and quiet enjoyment of the property by the owners, their families, guests, visitors, servants and other persons having business with them”*

In other words, we must respect our neighbours and treat other residents fairly. Fortunately, common sense usually prevails and a large majority of our residents are able to live a peaceful existence. There are times when courtesies are forgotten or not even considered. We encourage residents to attempt to resolve neighbour disputes and concerns on their own in a calm and courteous manner. Residents are reminded that we do live in a condominium building and a reasonable level of tolerance must be considered. However, we also understand that it is not always possible. The corporation has legal avenues by which it may seek a resolution to any dispute or legitimate concern that may arise. If residents feel that they are subjected to unreasonable or offensive treatment by other residents, we strongly encourage you to document your concerns and forward them to the management office. If necessary, we recommend you contact the authorities. We strongly recommend that you do not place yourself in a position of confrontation. There are many rules one must adhere as a member of a condominium property. Please see Sandra in the management office for a copy of the DCC #19 rules.

REMINDERS

Seasonal Items -

such as patio furniture should be secured and stored neatly on the balcony area. Please keep access

through the balcony door clear at all times.

Balcony Carpet –

Many residents do such a nice job of decorating their balcony for the warm summer months. Just a reminder that carpeting is for **the summer months only**. Adhering carpet to the balcony or keeping it on year around can cause premature failure of the balcony and significantly reduce the life expectancy of the balcony membrane. Please remove your carpet after the summer and store it off the balcony.

Planters -

should at this time be cleaned out. Residents, are responsible for the disposal of all compostable refuse including garden plants and clippings.

Christmas Lights -

are the residents' responsibility to install and remove. The Corporation encourages the participation of all residents in the installation of seasonal lighting. Please keep in mind that it is not permitted to attach lights using permanent hooks or screws. We suggest lights should be on timers.

Garbage Disposal -

is the responsibility of all residents. Please ensure that all refuse is placed in the garbage chutes in a properly secured plastic bag. Oversized items may be placed directly in the bins at the rear of the building. Please do not place toxic items such as full paint cans, solvents, motor oil, etc. in the garbage as it will not be removed by the City of Pickering.



Residents are required to dispose of their own toxic waste at a properly equipped transfer site.

Recycling and Bulk Refuse -

pick-ups are available to all residents. Please ensure that all recyclables are placed in the appropriate containers. Please do not overfill containers. Bulk items such as furniture may be placed in a bin. Appliances will be picked up later on the regular garbage day. Please contact the City of Pickering Public works Department or Region of Durham should you have any problems in this regard.

PROJECTS UNDERWAY

As you are aware we have the ongoing exterior cladding/caulking project currently underway. This work will continue until the weather becomes cold. At that point they will have to put a hold on the work until the spring. The contractors are removing and replacing the caulking around the bedroom “punch” windows, repainting the aluminum to match the existing, and also applying an elastomeric coating to both shear walls at the East and West sides of the building. We apologize for the inconvenience this is to residents and thank you for your ongoing patience and co operation during this time. We have been busy making small interior improvements, to the Laundry Room and the front lobby as well as lower elevator lobby. The Board are currently reviewing the Draft Reserve Fund Study update and hopefully within the next month or so we will have that finalized and the funding plan circulated to all Owners.



LITTER AND OUR COMMUNITY

Litter is anything that should be recycled, composted or put in a garbage bag, but instead ends up on sidewalks, streets, parking lots and the roads. Fighting litter is an ongoing problem and each of us has to play an important role. It takes a community effort to fight litter.

INSURANCE ARE YOU COVERED?

Your Condominium Corporation is responsible for insuring the common element areas and the unit against major perils as defined in the Act. This insurance coverage includes public liability for those areas.

However, you are responsible for obtaining your own insurance for your contents and any improvements that have been made to the unit since it was first constructed, (for example, new flooring, wallpaper or new fixtures.)

EXPANSION JOINTS

Important Reminder ... we would like all resident to remember to monitor your unit "expansion joint" and to place a small container under the pipe to detect any leak.

Residents are responsible to ensure that leaks are discovered as quickly as possible in order to mitigate damages. Small foil containers can be picked up from the office for your convenience.

PARKING POLICIES

Visitor Parking:

This is intended for the use of visitors and guests of residents. Owners/residents are not permitted to use the Visitor parking spaces at any time. You can obtain your permit through Swift Park by calling:



1-877-943-8727

Or Via the internet at:

www.swift-park.com

Please make sure you have your card number as well as the lot number. The lot number for DCC 19 is: 14102

Monthly Parking:

Monthly parking permits are sold for \$50.00 per month and can be purchased three (3) months in advance for \$140.00. Monthly parking permits allow residents to park in Visitor parking areas on a first come first served basis and do not guarantee the availability of a parking space.

Resident Parking:

Owners/residents are required to maintain their parking spaces by keeping them free of refuse. Vehicles leaking fluid shall immediately be repaired by the vehicle owner to avoid damage to the concrete floor protective membrane and to avoid tracking vehicle fluid into the building.

Oil Damage -

and other fluid leaks from vehicles cause significant damage to the garage parking area surface. Please be advised any fluid leak directly resulting in damage to the property may be repaired by the Corporation at the owners' expense.

MAILBOX LOCKS

Residents are responsible for their mailbox locks. Should you lose the key to your mailbox or if the lock fails to work you can purchase a

new one from the management office for \$30.00. Please call Sandra to find out more information.

CANADA POST PARCEL BOX

As you may or may not be aware Canada Post has provided us with a parcel box! It is located in the Moving Room right beside the mailboxes. Perfect time for the holiday season! If you have a parcel that is too large for your regular mailbox the mailperson will put a key in your mailbox that will be associated to one of the parcel lockers in the parcel box. Once you unlock and retrieve your parcel you put the key in the outgoing mailbox slot on the parcel box. How convenient is that!

INSUITE RENNOVATIONS:

We want to take the time to remind residents that should they decided to proceed with renovations that it is important to notify our office.

Renovations must be approved by the Board. Submit your request in writing to the Management office and the Board will review your request.

We have had issues recently where people have been conducting the "noisy" part of their renovation during off hours. Please be reminded that any renovation that generates noise must be done during normal working hours. By creating noise early in the morning or late at night you end up disturbing your fellow neighbours. So please be respectful to others, as they will do the same for you in return.

The importance of WSIB:

Can I hire a Contractor Without WSIB?

The short answer is yes... but why would you want to? To better understand what I mean, keep reading, there are a few very important things you should know

before you consider hiring someone without WSIB.

Worker Safety and Insurance Board (WSIB) formally known as Workers Compensation Board (WCB) is a type of No Fault insurance. When a worker is covered by WSIB they give up the right to sue the Owner, Constructor, or any other party.

1. If you hire a contractor that does not have WSIB (or even if he does but he doesn't give you a clearance certificate) You may be responsible for making the WSIB payments on the contractors behalf.

2. If someone gets hurt on the site and they are not covered by WSIB. You can become liable. They can sue the owner, contractor who hired them.

UPDATE YOUR INFO!

Please be reminded that whenever you change a phone number, vehicle license number or any relevant information you should inform the Management Office.

LEAKS CAN BE COSTLY

Did you know that you could be pouring money down the drain with undetected leaks around your condo? "A leaking toilet could cost hundreds of dollars each year. To check if your toilet is leaking, place a few drops of food colouring in your tank and if after 15 - 30 minutes any of the food colouring seeps into the bowl without flushing, you have a leak. Chemical tank cleaners should be avoided because they could cause premature breakdown of the flapper valve causing it to leak. Dripping faucets can waste water and money too! Leaking faucets occur when washers, o-rings, or seals are dirty or worn. Please help conserve water. **Did you**

know that of all the water used in Durham Region, the residential sector accounts for about 62%? In the first half of the nineties, residential water use was increasing faster than population growth. These two factors add urgency to the need for water efficiency, particularly in the residential sector."

LAUNDRY ROOM ETIQUETTE

There are many residents who use the Laundry Room on a regular basis. We ask that you remember to always clean out the dryer lint trap when you are done. Also it is important to leave the washer door slightly open, approximately 6 inches, so the machine can dry out and the gasket. If the gasket remains wet it will end up giving off a musty smell.

LITTLE REMINDERS:

Please remember not to speed in the underground garage. It is imperative that you are aware of your surroundings and for the safety of the community exercise caution while driving through the garage. You must make sure that you keep to the proper lane while driving through and coming in and out.

In order to ensure that we keep our hydro costs down we must work together to make sure that all lights in common areas are turned off when not in use. Frequently people are leaving the lights on in the garbage chute rooms as well as in their units. With Hydro rates always on the increase and a shared hydro expense it is up to all of us to work together as a community to keep these costs minimal.

CONTROLLING CONDENSATION:

Condensation is a natural phenomenon on window systems in our climate. It is dependant on several factors which include temperature difference, relative humidity and ventilation. Proactive measures should be adopted by individual unit owners to help minimize condensation. These measures include improving overall ventilation, reducing humidity levels and maintaining reasonable interior temperatures. Some sources that add humidity are: use of a humidifier, a kettle left boiling, over-watering plants and/or too many plants, cooking, fish tanks, etc. You can usually reduce humidity by effective ventilation. Use your kitchen range hood and bathroom fans, occasionally open a window for a short time to bring in cooler, less humid air and thus reducing the overall humidity.

THE BOARD OF DIRECTORS

Please be reminded that the Directors are volunteers. Your current Board of Directors is as follows:

**Arlene Wilson
Jocelyne Hammond
Steve Harker
Robert Steenson
John Anderson**

A great deal of praise and support should be given to these dedicated volunteers.

