

# Fall Newsletter

## The Bayshore

Newsletter  
September, 2016

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## Message from The Board of Directors

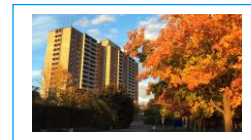
Greetings from your Board of Directors. Firstly, we would like to extend a very warm welcome to our new owners and residents. We hope you enjoy your new home. We also extend a warm welcome to Ahamed Umer, Guardian Property Manager, who is replacing Anna.

As you can see we have had a very successful year so far. The building caulking and cladding is now complete and we are very pleased with the overall results. Thank you all for your patience as we undertook that very important project to preserve our building.

Our volunteer gardeners have been busy keeping our property beautiful and a big thank you goes out to them.

There are many more projects planned and we will keep everyone informed as we tackle what's next.

We would like to remind owners and residents to recognize and respect the fact that your neighbours are entitled to "quiet and peaceful enjoyment" of their residence and the common elements at all times. It is an expectation deserving to all residents and a courtesy we can expect in return. We know that with the continuing warm weather many people enjoy entertaining on their balcony. Just remember to keep noise and music to a minimum as increased volumes can disturb your fellow neighbours.



The Bayshore  
Photo by Johnson Yang.

## Visit our Web Site – [www.thebayshore.net](http://www.thebayshore.net)

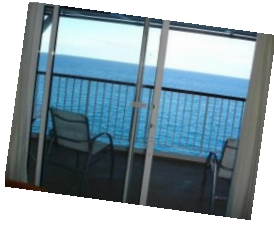
The Web Site was specifically created to house a host of information in one convenient location.

Visit the Web Site for Contact Info, Notices, FAQs and a library of frequently used documents/forms.



### Energy Conservation

- Turn lights out when you leave the room.
- Replace incandescent lighting with LED which uses 75-90% less energy.
- Use lids while you cook and decrease energy consumption by up to 14%
- Outdoor Christmas Lights – convert strings to LED and use Timers
- Turn lights out when you leave the garbage chute rooms



## Preparing Your Balcony for The Fall and Winter

Many residents do such a nice job of decorating their balcony for the warm summer months. Please remember, carpeting is for **the summer months only**. Adhering carpet to the balcony or keeping it down year around can cause premature failure of the balcony and significantly reduce the life expectancy of

the balcony membrane. Please remove your carpets in the fall and store off the balcony for the winter. Don't forget to remove your balcony window AC units as this can cause pipes to freeze and burst. Additionally, now is the time to clean out all planters of compostable materials and dispose appropriately.

## What's Next ?

The Board will be investigating the elevator modernization. The modernization would include new elevators inside and out. As you are aware our original elevators are becoming more difficult to maintain and the equipment has become obsolete resulting in repairs taking more time. New elevators will decrease ride times, the

elevators will recall to floors faster, there will be indicators to show where the elevator is travelling and the cabs will all be upgraded. This is a large project that will, no doubt, create some disruption as one elevator will be down at a time. We will do our best to keep residents posted on the progress of this next major project.

*"Elevator Modernization"*



## Insurance - Are you Adequately Covered?

Your Condominium Corporation is responsible for insuring the common element areas and the Units 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 carpeting, wallpaper or new fixtures). The Corporation has recently increased their deductible to \$10,000. A copy of the certificate of insurance was provided to you in your

AGM package. If you require an additional copy of the insurance certificate please see Sandra, the onsite Administrator, in the office. The most common claims to insurance companies by condo owners are flood related. Please contact your Insurance Company for more info.



## Reminders/Did you know?

-In suite laundry – turn off the taps/lock off after use, replace worn hoses and tighten regularly to mitigate water leaks

-Watch your speed on the property and in the underground parking garage

-Check the expansion joints in your unit regularly for leaks

-The Canada Parcel Box

inside the moving room has a letter drop for our convenience.

-Parking permits are required for residents who park in the Visitor Parking. Those who do not have a permit are subject to being ticketed. Please see Sandra

-Handicap Parking spaces (2) are limited to a 3 hour maximum and a Handicap

Permit is required. If a valid permit is not displayed the vehicle will be subject to a ticket/fine

- If your contact info or other relevant info changes e.g. vehicle license plates, please provide the updates to Sandra in the office



## Security, Everyone's Responsibility

- Never allow strangers to “scoot in” after you as you enter the building – especially those who are waiting by the front door for the earliest opportunity to enter. If you feel rude shutting the door in their faces, that’s a small price to pay for safety. Alert management staff that someone is waiting outside.
- If you see someone suspicious in the building please alert the management office or the building superintendent.
- Ask someone you trust to collect any papers or newspapers left at your door while you are away.
- Be a good neighbor and remove any papers or newspapers that you notice left outside your neighbours door for any length of time.

## Your Board Of Directors

Arlene Wilson  
Jocelyne Hammond  
Bob Steenson  
Steve Harker  
John Anderson

All correspondence for the Board should be dropped off at the onsite office



