

Spring Newsletter



The Bayshore
Photo by Johnson Yang.

The Bayshore

Newsletter
March, 2017

Message from The Board of Directors

After the long months of winter it is wonderful to now feel the warmth and brightness of spring.

We your Board of Directors, are hard working and devoted to ensuring the physical and financial wellbeing of DCC#19. Our major project will be to continue to work through the complexities of contract to upgrade our elevators. We also continue to look for ways to reduce our overall energy and water consumption. We are committed to providing updates on projects as they are firmed up. Looking back on the winter:

We would like to take this opportunity to thank and

congratulate the Bayshore Neighbours Volunteers for hosting a very successful Reception to ring in the Holiday Season with a record turnout of Residents. The 50/50 draw was a huge hit with the winner taking away over \$300.00. We would also like to thank all our residents who contributed a variety of goodies. Do we see a summer BBQ in the future? Stay tuned.

As we are sure you are aware, we have been plagued with a number of costly floods impacting and inconveniencing numerous unit owners. Many units still have original plumbing and fixtures e.g. faucets, toilets and sinks. In order

to reduce our flood costs and insurance claims, we must identify those units that could potentially pose a flood/fire risk. As a result, over the summer, we will be implementing a unit by unit inspection of all visible plumbing and to identify any fire code violations, to help owners correct potential risks.

In closing, we remind owners to ensure they limit their liability by utilizing licensed contractors only.

Wishing you all a great spring with colors of happiness and joy.

BOD - Arlene, Jocelyne, Bob, Steve and John

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Check Out Our Website

www.thebayshore.net

Energy Conservation

- Turn lights out when you leave the room.
- Replace incandescent lighting with LEDs, which uses 75-90% less energy.
- Remove Christmas Lights
- Be Efficient, Buy Efficient

Fire Hazard – Cigarette

Are you flicking cigarettes off your balcony?

This is a Fire Hazard and you can be charged!

Recently, there have been a number of occurrences where butts have been flicked off balconies and have landed on one of our neighbours balconies below. In a

few instances this has almost caused a fire. Last September, the Ontario Fire Marshal reported that a blaze on the 24th floor of 200 Wellesley St.

pinpointed exactly where the cigarette that lit the inferno came from – it was flicked from the balcony directly above. Please be respectful of your neighbours and discard your cigarettes

appropriately.

Do not flick butts off your balcony.

Fire is no joking matter in a condo building.

Protect Yourself and Everyone!

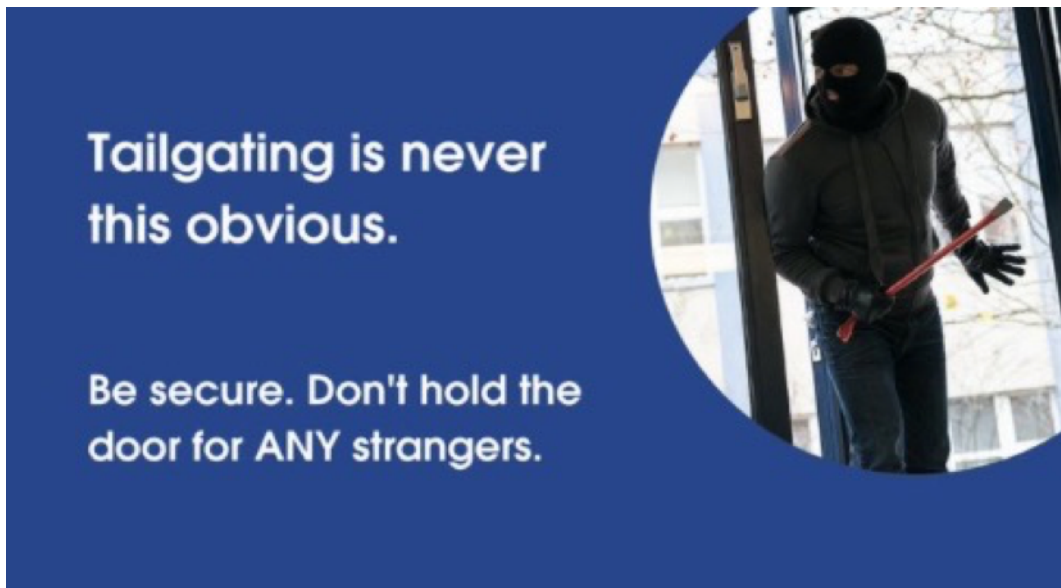
Owners Plumbing Responsibilities

Understanding where the Corporation's responsibility for maintenance ends and where Owners responsibility begins, can be confusing. Many owners do not realize that they are responsible for maintenance, repairs and or replacement of all plumbing fixtures that strictly service their unit only, and fall within the unit boundaries. As the building ages

many units still have original plumbing and fixtures e.g. faucets, toilets and sinks. Owners need to be aware it is their responsibility to inspect and have any and all defective plumbing replaced by a certified plumber. If the fixtures or plumbing fails and causes a flood the owner will be responsible for the repairs to their unit and any other damaged units.



Security is Everyone's Responsibility



All Residents should ask for and expect to be asked for their FOB

Contractor and Handicap Visitor Parking Spots

Parking signs denoting Contractor and Handicap Visitor Parking at the rear side of the building will be installed shortly.

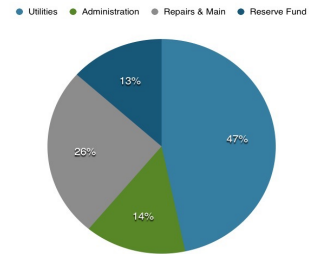
Note – these handicap parking spots are for visitors only. Owners are not permitted to park in these spots. Rigorous ticketing for offenders will commence once signs are installed.

HOW OUR CONDO FEES ARE ALLOCATED

Condo fees are generally calculated based on two major components: The Operating Budget: This is how you might calculate your day-to-day expenses – you know what you spent last year, and you make a plan for those expenses for next year. For a condominium Corporation these items are categories such as: Administration, Insurance, Utilities, Repairs and Maintenance, Landscape and Snow Removal.

The Reserve Fund: This is a result of the Reserve Fund Study, and tells how much we need to put away today to fund long-term repair, maintenance and replacement of major components of our Condominium complex/property. With this information in hand, the Board calculates estimates for the Operating Budget, and adds the recommended amount for the Reserve Fund. This sum is

divided by the total number of units. Below is an average representation of Condominium contributions allocated by category.



Reminders



1. Dog Owners – Please use the rear entrance when you bring your dog into or out of the building;
2. It's the Law – Smoking is prohibited within 9 meters of any entrance to the building and the parking garage;
3. Keep our Carpets Clean and Neat - Please remember to wipe your feet as you enter the building. If you have trades working in your unit please ask them to be respectful of our home;
4. Ensure the Management Office has your correct/updated information;
5. Return the buggies promptly after using them so your neighbours can make use of them too;
6. Please do not discard of kitty litter, plant soil, food, oil etc down the toilet. This causes backups and the cost of clearing these backups will be charged back to unit owners;
7. Visitor Parking is for visitors only. Unit owners who park in the Visitor Parking will be subject to parking fines.

Contact Us

Please remember that all requests and or concerns should be documented in writing by completing a Maintenance Request and providing it to the office by email bayshore1210@gmail.com or in person. Only those requests received in writing will be actioned. NOTE: Maintenance Request Forms can be obtained via www.thebayshore.net or a hardcopy can be found in the rack outside the Office

Guardian Property Management – Onsite Office located in the Lobby - Property Administrator – Sandra Kamaluddin

Guardian Property Manager – Ahamed Umer
ahamedumer@gpms.ca

Our Board of Directors

President - Arlene Wilson
Vice President – Jocelyne Hammond
Treasurer – Bob Steenson
General Manager – John Anderson
Director – Steve Harker