

# Summer Newsletter



The Bayshore  
Photo by Johnson Yang.

## The Bayshore

Newsletter  
June, 2017

### Message from The Board of Directors

After this wet and windy spring we are all looking forward to a long, safe, sunny and wonderful summer.

Your Board of Directors are still working hard to select the best proposal for the modernization of our aging elevators. The project is complex and we are taking the time necessary to get it right. We expect the upgrade of the elevators to begin during the late summer. Specific upgrade strategy and timing will be shared with you once determined. We continue to ensure that all required building maintenance is appropriately planned and completed based on priority and within budget.

Water damage to units continues to be a major concern, an inconvenience to impacted owners/residents and a strain on our budget. As you are all aware, we recently undertook a unit by unit inspection to assist owners in identifying areas of concern to be resolved. These details will be provided to owners where deficiencies were identified. We urge impacted owners to take the necessary action to correct the deficiencies as quickly as reasonably possible to minimize fire/flood risks to our homes and any resulting chargeback costs to owners.

On a lighter note, we understand that the volunteers of The Bayshore Neighbours are planning a summer BBQ and Corn Fest. Keep a watch for details and 50/50 sell dates. Owners are reminded to use the necessary Maintenance Request Forms and document your issues and or concerns in writing to The Board of Directors so these can be addressed without delay. Let's enjoy the warm weather and we look forward to connecting over the summer.

BOD - Arlene, Jocelyne, Bob, Steve and John

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**Don't Forget to Check Out Our Website**

[www.thebayshore.net](http://www.thebayshore.net)

#### Energy Conservation

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

## Fire Hazard – Cigarette Butts

### **Cigarette butts thrown off our balconies continue to be a huge safety concern.**

Last year Toronto Fire Department fought 25 balcony fires. In a significant number of these fires, after investigations, they were able to, determine exactly which units the butts were thrown from that caused the fires. In the

first quarter of this year alone Toronto Fire has fought 27 balcony fires. This represents an alarming increase.

In order to protect our community, we will take all measures open to us to identify those that continue to put us at risk. Offending units identified, whether residents or visitors of residents these unit owners will be ultimately responsible

for cost of any damages and the possibility of legal consequences. Owners/tenants are responsible to ensure cigarette butts are disposed of responsibly and in a manner that does not put us all at risk.

**Do not flick butts off your balcony.**

**Fire is no joking matter in a condo building.**

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## Handling Noise Complaints

Do not try to settle noise complaints with your offending neighbor. It is the responsibility of Management to handle and manage these issues. Having said that, noise complaints are difficult to investigate after the fact so we urge owners/residents to contact the on-duty Superintendent immediately while the noise is in progress. Keep in mind that it is often impossible to

trace the source of the disturbance if it is not in progress.

Contact information for the Superintendents can be found on our website [www.thebayshore.net](http://www.thebayshore.net).

The Superintendent will make every effort to investigate and resolve the disturbance and or report to Management for further action.

REMINDER:

Any type of construction/renovation should not begin before 8:00am and should not continue past 6:00pm

## Update – Elevator Modernization

Our elevator modernization is imminent. The modernization is necessary because many parts for the elevator are becoming obsolete making sourcing of parts difficult, repairs more complex, and, results in extended downtime which inconveniences residents.

Upgrading our elevators will result in shorter

wait times, less frequent repairs, help to reduce operational and maintenance costs and will also improve safety and reliability.

To limit disruption to owners and residents, modernization will be done on one elevator at a time leaving two elevators to service residents.

Since we will be down to two elevators we will need to more effectively

manage our moves, renovations and furniture deliveries. We thank all residents in advance for their patience and cooperation as we undertake this major project. More information on timing will be shared when available.

## Summer BBQ and Corn Fest August 19<sup>th</sup> Save the Date



## Steve Harker and John Anderson Re-Elected



During the AGM on June 7<sup>th</sup>, John and Steve were both re-elected by acclamation. Steve and John will serve on The Board of Directors for another 3 year Term.

Congratulations Steve and John.



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## 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, including your email address. We hope to implement electronic delivery of mail/notices etc in the near future;
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.



## Recycle – Did You Know?

Did you Know that 1210 Radom contributes approximately 6% of all the recycling that goes to the Material Recoveries Facility on our Friday pick up day? **It could be more!**

The Region will not take your recyclables when you put them in a plastic bag and place the plastic bag in the recycling bins. The Region picks out the plastic bags and puts them in the garbage. Please empty out your

plastic bags into the bins so your recycling efforts are not wasted.

**Keep up the good work!**

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## 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](mailto: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](http://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](mailto:ahamedumer@gpms.ca)

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## Our Board of Directors

DCC #19 is pleased to announce the election of Steve Harker as the new President of the Board of Directors. Arlene Wilson will continue to serve as a valued member of the Board of Directors. We wish to acknowledge and thank Arlene for her many years of dedication and tireless commitment as the past President.

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