

Fall Newsletter



The Bayshore
Photo by Johnson Yang.

The Bayshore

Newsletter
September, 2017

Message from the Board of Directors

Your Board of Directors is committed to maintaining transparency. The following are some of the ways in which your Condo Board has increased their transparency to achieve more positive results:

1. Developed a Website: This website provides an easily accessed resource for frequently asked questions, documents and notices.

2. Newsletters: Regular quarterly newsletters with updates of upcoming projects, projects being undertaken and reminders of Rules.

3. Notices: Posting notices of upcoming work and a summary of monthly Board meetings.

4. Making available to owners a copy of the Reserve Fund Study and Plan.

With these tools in place we hope you find this information both informative and helpful in understanding the way a condominium is run.

The leaves are changing, the sun is setting sooner and the wind is getting cooler. Fall is officially upon us. Have a great Fall everyone.

BOD - Steve, Jocelyne, Arlene, Bob and John

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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.

Don't Forget to Check Out Our Website
www.thebayshore.net

Ontario's New Condo Authority

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The Condominium Authority of Ontario (CAO) was created to provide the following services:

1. Easy to Use Information and Resources
2. Online Dispute Resolution

3. Condominium Director Training
4. Access to a registry of Condominium Corporations and their Directors

In order to fund the CAO, a new assessment will be charged to each condominium corporation in the amount of \$1.00 per voting suite per month. In the case of DCC 19, a charge of \$179 per month will be charged and payable in 6 month increments. The first payment to the CAO will be due by December 31, 2017.

Keep watching for further details.

Seasonal Reminders

With the coming of the Fall and Winter Seasons comes a few reminders for all unit owners:

Seasonal furniture on balconies:

Owners/Residents are reminded that all patio furniture should be secured and stored neatly on the balcony area.

Please remember to keep access through the balcony door at all times in case of an emergency.

Balcony Carpets:

While we all want our balconies to look beautiful and the addition of a carpet finishes this look nicely, Owners/Residents are reminded that these should be rolled up each year for the winter months. This will help prevent early deterioration of the concrete floor of each balcony.

Planters:

This is the time of year when we should start cleaning away all planter boxes by

removing all plant material and removing the boxes from the balcony railings for the winter months. Remember all plant material is compostable and should be disposed as such.

Air Conditioners:

This is also the time of year when all window air-conditioners should be removed from the windows and stored for the winter months. Leaving them in place has caused water leaks and cold drafts into the units which can cause

severe damage if pipes end up freezing as a result of leaving these units in the windows. Always remember that if you, as a homeowner, cause damage to your unit or another unit as a result of not carrying out the proper maintenance then you can be charged back for all clean up and repair costs.



Update – Elevator Modernization

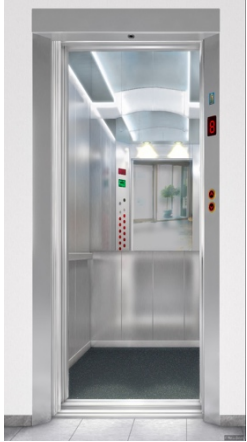
Your Board of Directors has awarded this contract to Thyssen Elevator. Elevator Modernization includes many components which can be summarized as replacing all electrical parts of an elevator with new computerized technology which conforms to today's Building Code. This will also include the redecorating of the interior of each

elevator cab to a new more "modern" appearance.

It will take several weeks for Thyssen to obtain all of the equipment they require to carry out this project, so Residents will not see anything happening until at least December, 2017. Once the project starts, one elevator will be taken out of service at a time and it will remain out of service

for approximately 13 weeks at a time.

Further updates will be provided as we get closer to the start date of this project. Keep checking our website, Winter Newsletter or the bulletin boards.



Garage Restoration Project

The Corporation's Consulting Engineers have identified several areas where repairs are required. Your Board has since authorized this work to be tendered out with this project taking place over three phases.

Dates have not yet been established, however, it should be known that there will be some inconveniences when this work takes place. Some of these inconveniences will consist of the closure of the Visitor's Parking Area and relocating Owners/Residents from their assigned parking spaces.

Keep checking our website, Newsletters or the bulletin boards as additional information becomes available.

Elevator Bookings

With the coming of what we will call “new elevators” will also come the inconvenience of running on only two elevators while work is being carried out. Residents will notice that elevator response times will be somewhat longer than usual. This will be particularly evident when there is a move or delivery taking place and

an elevator has to be put on service to accommodate the owner/resident. In our effort to properly plan for these inconveniences, Owners/Residents are reminded that they must arrange for the use of the elevator by completing the necessary Elevator Reservation Form, and providing it to the Management Office.

These forms can be found on our website or outside the Management Office. The Superintendents will no longer be permitted to put the elevator on service unless they have received confirmation that the elevator has been booked.

Energy Saving Tips

As we are all aware, energy costs keep increasing. With these increasing costs, Owners/Residents are expected to do their part to keep costs down. The following are a few tips that could make a big impact on the Corporation’s utility costs (and in turn your maintenance fee costs):

- a) Turn off lights as you leave a room. This is especially important when you go out.
- b) Check your taps and toilets regularly. Are they leaking? Is the toilet constantly running? Do you see drips of water on the floor or inside vanities / cupboards? If you have any of these issues, you should be contracting a licensed plumber to carry out repairs as these issues end up costing you in damage to yours and neighbouring suites as well as increased maintenance fees. Costs for damages could also end up being charged back to you if you are deemed responsible.
- c) If your washing machine has an “express” setting, try using this setting for washing your clothes. Use the other settings for larger items such as blankets, sheets and towels. By using your express wash setting more regularly will not only save on water usage but will also save significant hydro costs.



Door and Hallway Decorations and Walk Off Mats

Residents were all recently asked to remove all door and hall decorations from the floors. Understandably, some residents were a little disappointed. Looking at the edict from the Fire Department casually, hanging a decoration on doors or placing an arrangement in the hallway seems harmless enough. However, “in the event of a fire, one door or hallway decoration, could within seconds fill the

condo corridor with toxic gases. These gases could be sufficient to kill all residents on the floor who would use the corridor to escape”, Fred Collins, Chief Instructor at Ontario Fire College stated recently in an interview with the Toronto Sun. Mr. Collins went onto say “The prohibition of such decorations on the door and in hallways has its roots in the Ontario Fire Code and is there to try to protect the lives

of the residents of buildings and not a vendetta against any resident.”

NOTE: Did you know that placing a walk off mat outside your suite door is also against the Ontario Fire Code?

So, although some of our hallways may look a bit drab without the added decorations, for safety sake and in compliance with the Ontario Fire Code let’s make sure we keep our doors and hallways free of potential hazards.

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 – Sheila Lafrance
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