



DURHAM CONDOMINIUM CORPORATION NO. 19 SPRING 2018 NEWSLETTER



New Management

DCC #19 Condominium Manager, Shelley Hutchinson has been appointed to the community since March 1, 2018. We trust all residents will extend a warm welcome to her as she brings with her the necessary knowledge and experience to oversee the community. Shelley has been assigned to the Corporation to ensure the highest level of service to you, the unit owners, as well as to take over the day-to-day management activities of your site.

Larlyn remains committed to all homeowners of Durham Condominium Corporation No. 19 as this change was made to facilitate and ensure that a high standard is maintained at DCC 19. Please do not hesitate to contact Shelley at shutchinson@larlyn.com or the on-site office at 905-839-1246

**We believe people
make a house a home.**

www.larlyn.com

DCC19@larlyn.com

There is a lot happening at DCC 19...

With many capital projects on their way we have provided a little overview on each.

Underground Garage Project Update

As many are aware a major underground garage project began earlier this year 2018. Residents were advised that it would be necessary to displace sections of the parking garage to Visitors Parking while the work was completed. Phase I was completed on March 26 and Phase II began. Based on the timeframe that Phase I took it is anticipated that Phase II should be completed at the end of May or sooner.

We remind those vehicles displaced to ALWAYS display your Passes so as not to get tickets and do not park in the 9 reserved spaces that belong to DCC#45, our neighbor. The new membrane that will be applied to the floor of the garage is to ensure that the slab is water proof. Damage to the membrane can be costly to repair, therefore we need to remind all residents to ensure that their vehicles do not leak oil. If your vehicle does leak any fluids it is suggested that it be addressed immediately, failure to do so can result in clean up and repairs being charged back to the unit.

We thank all residents for their cooperation and understanding while this work is being completed.

Your patience and compassion is greatly appreciated.





Capital projects continued...

Elevator Refurbishing Project Update



This impressive crane was situated in front of 1210 Radom on Monday April 9th, it was part of the ongoing elevator refurbishing that commenced on March 12th. All three elevator cabs are having new mechanical engines replaced, mechanical upgrades and interior revamping.

Currently the first elevator car is out of order and it will take approximately 2 months for its completion. The subsequent cars will take approximately 2 months each to complete. The entire project is marked for the fall of 2018.

Lighting Retrofit Project Update

In addition to maintaining the infrastructure of the building, DCC#19 Board of Directors are also looking for ways to improve and save money. During the month of March and April an entire building lighting retrofit was undertaken. All lights from the garage, including all common areas and corridors were upgraded to hydro efficient LED fixtures and lights.

In addition to savings in hydro the corporation will be receiving hydro incentive rebates, as well as all lights have a 5 year no-cost replacement. What a bright thing to do!

Canopy Flat Roof Replaced

Addressing items that may not be visible to owners is another task that DCC#19 Board of Directors undertakes. During the month of April, the flat roof on the canopy at the front of the building was repaired.

This repair will address the leaking that occurs when we experience heavy rains.



Looking for Education Opportunities?

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Coming Soon: Condo Act Changes E-Books

**SPRING IS HERE – REMEMBER
TO SCOOP THE POOP!**



**PLEASE EXIT BUILDING AT
THE SIDE OR BACK DOORS.**

CONDO ETIQUETTE TIPS

Being a good neighbour is the first step in having good neighbours and it starts with being respectful.

Here are some simple tips:

- 1) **REFRAIN** from leaving garbage in the chute or room. If it is out of service, take garbage back to your unit or carry it to bins yourself.
- 2) **QUIET** times are typically in the evening. Condos typically have their own specific rules but any noise after 11pm is unacceptable.
- 3) **REFRAIN** from placing items in the hall (including footwear) or storage in parking space. They belong **INSIDE** your unit. Common areas should always remain free passage. Not only does this prevent theft or damage but they can be a safety hazard.
- 4) **ALWAYS** pick up pet waste, litter or toys in common areas. Clean up spills and return borrowed items after use. These are shared spaces to be enjoyed by all unit owners.
- 5) **REFRAIN** from opening doors for strangers. You are not being rude; this is a safety issue and visitors must be verified.
- 6) **ALWAYS** reserve the elevator for deliveries and large items. Not only is failing to reserve an elevator an inconvenience to your neighbours, it can put a strain on remaining elevators risking safe operation overall.
- 7) **PAY** fees on time. The collection of fees is what pays for the common expenses of the corporation determined by your Board of Directors during budget preparation. A lack of cash flow can prevent invoices being paid, resulting in additional charges to the corporation.

CONDO ETIQUETTE TIPS CONTINUED

SPECIAL MENTION FOR BALCONIES / PATIOS:

- 8) **REFRAIN** from discarding cigarettes off your balcony – remember to cover ashtrays or bring them inside to the wind doesn't discard them for you and be wary of which direction smoke is blowing.
- 9) **CONTAIN** water from plants when watering water should not drain to neighbour's area.
- 10) **NEVER** leave pets unattended outside or groom them risking hair and debris to blow in the wind.
- 11) **NEVER** feed birds or squirrels on any part of the property especially the balcony. Discourage nesting by removing unused flower pots or materials that would be used for nests.
- 12) **REFRAIN** from sweeping debris to neighbours' area
- 13) **REMOVE** all Christmas lights, flags and stored items from balconies and or patio areas.

Ignorance of the rules is not an excuse. Living in a condo means you agreed to live in the community and abide by those rules. Make the effort to learn what you agreed to. Not being informed does not excuse you from consequences.





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In suite Heating Systems

We would like to remind all residents their obligation in maintaining and reporting deficiencies relating to their heating systems. Just as you would check your kitchen or bathroom pipes for leaks, it is essential that residents make it a habit to check their heating systems.

Undetected small leaks from this mechanical system can result in expensive damages from leaks that may not be covered by insurance due to negligence.

Any deficiencies should be reported to the superintendent or management office immediately. Repairs can be arranged and made quickly before they become potential for damaging unit(s).

Keep the area surrounding the heating unit clear of items that may block heat from circulating. Excessive dust and even pet hair can blanket the heating coils making them inefficient.

Recycling

A little reminder that plastic bags are viewed as contaminants if they are placed in the recyclables. Please remove items from plastic bags and find an alternative place to dispose of the plastic bag.

Lending Library

Thanks to those residents who support the "Lending Library" located in the Laundry Room Facilities. We gratefully encourage you to enjoy and donate, however please no technical manuals or magazines.



DCC#19 -BOARD OF DIRECTORS

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

We would like to remind residents these are volunteer positions. The individuals listed above dedicate their time and efforts to make the Bayshore community a safe and enjoyable place to live.

BAYSHORE HAS SUPER..... Superintendents

Gino Abbastccitio Mon-Fri 905-424-1566

Sylan Weekes & Weekends &
Gina Edwards Holidays 905-424-5173

We welcome your questions, concerns and feedback. Contact your management team by email or phone:

	NAME	TELEPHONE
Registered Condominium Manager	Shelley Hutchinson	905-839-1246
Accounts Receivable	Preet Saini	905-672-3355 ex: 2302
Larlyn GTA Corporation Office	Mississauga	905-672-3355

AFTER HOURS EMERGENCY

(for appropriate emergencies - situations that can cause damage to property)

(905) 672-3355