

## A VERY BUSY SUMMER



The Bayshore was a place that was “a humming” over the summer months. Between the lighting retrofit, the Annual General Meeting (AGM), the garage project, the elevator refurbishing, change in on site staff, ushering in new legislation along with new rules to address the introduction of the use of cannabis, it certainly has been jumping.

The lighting retrofit was successfully completed and along with bright corridors the rebates on energy savings should also be something illuminating; there was an active and well attended AGM; shortly therefore the passing of a new rule concerning cannabis was introduced and is currently in place as the use of cannabis became legal in Canada; two elevator cars out of three are now completed and in use and finally the garage project will be completed prior to the snow falling.

By the end of 2018 the community should have a sense of accomplishment and take time to reflect. Soon the Holiday Season will be upon us and the hustle and bustle will turn to celebrations, there will be much to rejoice over.

2019 will hold many new projects and challenges as the Bayshore community continues to be enhanced and maintained to be an outstanding place to live!

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



### WHAT CONSTITUTES AN EMERGENCY?

One person’s emergency is another person’s inconvenience. Condo directors and managers are confronted with many challenges that may include physical equipment failures, legal concerns, financial issues, resident concerns, health and safety, and staffing issues. Each is likely to be considered an emergency to someone.

Not all claimed emergencies are true emergencies. Emergencies may be claimed to push certain concerns to the top of a priority list. Too many “emergencies” prevents a condominium manager from focusing on the business of condominium building management.

More “emergencies” means unmanageable hours for the manager. Maintaining an unmanageable number of work hours and stress over an extended period leads to health problems, lack of effectiveness and poor decisions.

One way to identify true emergencies is to apply a “blood, flood or fire” test. Any issue that involves blood, flood or fire should be treated as an emergency by managers and directors unless proven to be otherwise. These are situations where a condominium manager should be contacted regardless of the day or hour. All other matters can likely wait until the next business day.

- Article courtesy of Toronto Condo News (September 2018)

## PROPER CLOSURE OF WINDOWS

Did you know there is a proper way of closing your windows? Improper window closure will cause water damage to units below you. How?

Sliding window structure consist of:(1) an outer stationary panel of glass; (2) an outer stationary screen, (3) a sliding secondary window, (4) a stationary secondary window and (5) an inner sliding window.



The proper closing position of this window structure is when the (3) sliding secondary window is completely closed in front of the stationary screen and the (5) inner sliding window is also closed, so that it is positioned in front of the (3).

This arrangement of closed windows creates a proper seal and allows for the tracks of the window to permit water to leave the tracks. When water, from heavy rains fills the tracks and the window is not properly closed, the water will spill over and seep into the wall cavities and leak to units below.

Properly closing the window structure also ensures that heat is not escaping through cracks thus maximizing on energy costs.

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## PREPARING YOUR BALCONY

Many residents extend their living area out to their balconies during the summer months; beautifying and making a living space. Please remember however, that carpeting is for the summer months only. Adhering carpet to the concrete will cause premature failure of the membrane.

Don't forget to remove your balcony air conditioning units to prevent pipes from freezing.

Any items such as lights, planters, flags should also be removed from the balcony space. Also, as a reminder balcony are not to be used for storage space.



**ALWAYS REMEMBER  
TO SCOOP THE POOP!**



**PLEASE EXIT BUILDING AT  
THE SIDE OR BACK DOORS.  
DOGS ARE NOT TO EXIT OR  
RELIEVE THEMSELVES AT THE  
FRONT OF THE BUILDING**



## AVOID BLOCKED KITCHEN DRAINS

A backed-up drain creates a mess, bad odours and possibly flooding damage. The cost and inconvenience are easily avoided by following a few accepted practices:

- ✓ Use sink stoppers or sink strainers/screens to prevent solid items from going into the drain;
- ✓ Never pour grease or oil down a drain. Grease and oil are not water soluble. They stick to inner pipe walls, prevents proper drainage and creates blockages;
- ✓ Wipe down pans with a paper towel before cleaning. Keep in a sealable container for grease and oil. Dispose of these containers in the garbage room. Avoid disposal in the garbage chute.
- ✓ Do not pour corrosive chemicals such as Liquid Plumber or Drano down drains. Many commercial cleaners that claim to dissolve grease only serve to transport it further down the pipes where it is harder to reach and more expensive to clear out;
- ✓ Do not install a garbage disposal unit in your kitchen. Electric sink disposal units are not compatible with high-rise building systems.

Some additional plumbing items to remember and check;

1. Owners need to be aware that it is their responsibility to inspect and have all defective plumbing replaced by a certified plumber.
2. Plastic lines should not be used for plumbing items such as water filters.
3. Floods that occur due to owner's negligence will be charged back against the unit.

## THE BAYSHORE BOARD OF DIRECTORS



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

Visit the Bayshore web site at:  
[www.thebayshore.net](http://www.thebayshore.net)



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**LARLYN**  
**AFTER HOURS EMERGENCY**  
(for appropriate emergencies  
- situations that can cause damage to property)

**905-672-3355 or**  
**Toll free (866) 367-2416**



## PARKING PROTOCOL

With the completion of the garage project proper parking protocol will be in effect. We would like to remind all residents of a few items:

- All overnight Visitors vehicles require to be registered thorough the Swift Park System. Failure to register a vehicle will result in the vehicle being ticketed.
- Visitors Parking is strictly for Visitors. Unit owners who park will be subject to parking fines.
- All Fire Lanes throughout the property are prohibited from vehicles parking or idling. The lane in the front of the building is deemed a fire route under the City of Pickering. Vehicles will be ticketed.
- The handicap area to at the east side of the building is strictly for those who legally display a handicap parking permit. This space is NOT for permanent parking but is rather an area for allowing handicap accessibility. Vehicles that are occupying the space over 30 minutes will be ticketed.
- There is no parking in the front of the garbage and recycling area.



## OWNERS PARKING SPACES

Parking spaces in the underground garage are Exclusive Use. The maintenance of these spaces are the responsibility of the owner using them. Any oil or vehicle fluids that damage the area will be charged back to the unit. The cost of the garage repairs has been substantial, oils will damage the membrane that has been applied therefore it is crucial that oil is cleaned immediately from the area. Storage is prohibited from any parking space. Management can remove items that are left in parking spaces without notice and dispose of them accordingly.

Residents have been granted permission to allow for a buggy neatly placed, to assist them with transporting items from their vehicles to their units.



## Tick Tock

### Riddle:

What can't money buy?  
Once it is gone you can't reclaim it.  
You must use it now.  
We all receive the same amount  
each day.



Answer: the word is time in an article in the newsletter.