

# THE BAYSHORE

Visit our website at [www.theBayshore.net](http://www.theBayshore.net)

## Garage Cleaning

Power washing of the garage has been scheduled for October 5th and 6th. We have once again been able to secure parking at the Church while the garage is being washed. More detailed info will be posted on Max TV and our website.

## Reminders

- Remove window ac units to ensure windows are able to be securely closed during the winter to guard against condensation damage to your and your neighbours units.
- Remove any outdoor or other carpet placed over the balcony concrete. Carpet left on over the winter will weaken/damage the concrete.
- Nothing should be thrown off or hung on or over your balcony e.g. laundry, bottles, cigarette butts etc.



Photo J. Yang

## Message from The Board

We have all been impacted by the coronavirus pandemic and the resulting response, it has affected the way we work, socialize and carry out our day to day activities. We cannot be sure how long this will last, but it's inspiring to see how well people are working together to get through this uncertain time.

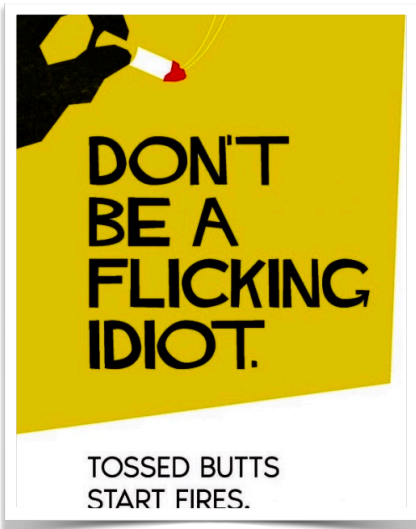
We want to thank all our residents who are taking their health and the health of their neighbours in our vertical community seriously by following the guidelines of public health authorities, keeping physical distances and wearing a mask/face covering.

Since the reopening of businesses we are working hard with CitySites to get things back on track and we hope the newsletter provides you with some answers to questions you may have regarding the status of certain projects.

Let's remember to be kind to each other as we are all doing our best as we wade through the challenges posed by COVID-19. Wash your hands, wear a mask, keep 2m distance and stay safe.

Steve, Arlene, John, Bob, Kimberley

Board of Directors



## Don't be a flicking idiot

**Cigarette butts thrown over the balconies continue to be a huge fire and safety concern. Most of these butts land on your neighbours balcony creating a fire hazard by potentially igniting soft or hard furnishings they may have on the balcony. Don't do it!**

### **FIRES IN HIGH RISE BUILDINGS CAN BE DEADLY!**

In order to protect our community we will take all measures open to us to identify those that continue to put us at risk.

## Recycling

**Did you know.....** plastic shopping bags cannot be recycled. Please remove your recycle items from the plastic grocery bag before placing the items in the blue bins. Plastic bags must be disposed of in the regular garbage.

## *Annual General Meeting*

Our usual AGM date in June, as you know, was postponed as a result of COVID-19. In an effort to get back on track and stay safe, we will be holding our AGM this year, virtually. We are pleased to announce that we will be hosting our virtual AGM on November 10th at 7pm. More information and the package will be distributed to all owners in the coming weeks.

## *Resident Hallway Refresh*

The painting of the hallways has now been completed. The paint has provided us with a fresh and modern look. Having said that, The Board of Directors are pleased to announce their decision to proceed with replacing the resident hallway flooring this year. The hallway carpet and elevator landing project will commence in the next few weeks. The project will begin on the 18th floor with the removal of the ceramic tile and the subsequent installation of the new flooring. Once all the landings are completed the carpet tiles in front of the resident units will be replaced. The flooring on the 19th floor will be completed once the Makeup Air Units have been installed. NOTE: We ask that pictures are not replaced until the flooring project has been completed.

## *Make Up Air Units*

It was determined by the Board and the building engineers that the Make Up Air Units were at end of life and were determined to be a priority to replace. These units are used to provide heated air for our hallways during the winter. The Board engaged Engineers to tender the project and have since selected a HVAC company to proceed with installation this year. These units will be more efficient providing savings on our gas expenditure.

## *High Efficiency Boilers*

Meet our new boilers installed last winter. These will keep us efficiently warm for years to come and provide us with savings on our utility bills.



## Enhanced Cleaning

In an effort to help keep us safe we have arranged for enhanced cleaning of our common areas especially high touch points. We have recently had a number of issues with residents using their feet to press the elevator call buttons. This is not only a health issue, disrespectful to your community, but has caused damage to the elevator buttons resulting in costs being charged back to the offending owners.

## Unit Renovations

The Management Office should be made aware, in writing, of any planned unit renovations.

NOTE: Renovations should not begin before 9am and should end no later than 5pm.

## Elevator Reservations

If you're planning renovations and your contractor requires the use of the service elevator or you're moving furniture or appliances in or out of the building you must reserve the Service Elevator. A deposit Fee of \$200.00 will be required. Elevator Reservation Forms are available on our website or outside of the management office.

## Touch Up Paint

Once the work on the hallways has been completed, touch up paint will be available to retouch your unit doors if required. All other painting or touchups will be arranged for by the Management Office.

## Noise or Other Complaints

All complaints should be submitted in writing by email or letter to the Management Office.

## Disposal of Construction Material

Construction material cannot be disposed of on site in DCC#19 garbage bins. Owners/Residents must make their own arrangements to dispose of any and all construction materials e.g drywall, flooring, tiles, vanities, toilets, tubs etc. If the condo is required to remove these items from the property, the costs will be charged back to the owner/s identified to be responsible.

## Landscaping

Pristine was recently contracted to maintain our grounds. With this new contract we arranged for planting of annuals and perennials. Unfortunately many of the plants did not survive the severe heat we had. We are at present in talks with Pristine to have the plants replaced.

## Your Board of Directors

Correspondence for The Board should be sent by email to [bayshore1210@gmail.com](mailto:bayshore1210@gmail.com) or letters can be dropped off at the onsite Management Office.

Steve Harker, *President*

Arlene Wilson, *Treasurer*

John Anderson, *General Manager*

Bob Steenson, *Director*

Kimberley Rose, *Director*