

THE BAYSHORE

Visit our website at www.theBayshore.net

Balcony Etiquette

Spring is in the air. As we ready our balcony with plants and furniture, please remember to be mindful of your neighbour below. No one enjoys the sprinkle of dirt or water in their morning coffee/ breakfast. Let's all enjoy our balconies.

Reminders

- The garbage chute is used for small garbage. Please don't try to push large bags down the chute. These can get stuck and cause issues in the chute. Additionally it's important to make sure your garbage clears the chute before leaving. Your neighbours do not want to be faced with doing this prior to putting their garbage into the chute.
- If you plan to use an AC unit this spring/summer please ensure you dispose of any collected water from condensate before it spills over to your neighbour below. This is a cause of much frustration over the spring/summer.
- 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

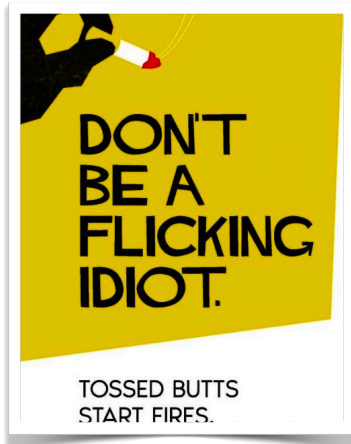
Spring has Sprung, as we knew it would, even though we continue to be impacted by the coronavirus pandemic and the resulting response. By now we have all gone from scared to frustrated and now a little anger is seeping in to our day to day lives. Let's keep in mind that getting things done in this pandemic is challenging for all of us as supply chains continue to be strained.

Our resident hallways are completed and look great but it is the responsibility of us all to help keep our common spaces clean. Please take care when using grocery carts or transporting large items to and from your units and when transporting garbage to the chute. If you notice any areas of concern please report immediately to the management office.

Our virtual AGM was held on April 13th, and between proxies and virtual attendees all business was successfully transacted. Three New By-Laws were passed and Director Elections were held. Bob Steenson decided not to run for re-election this year. We'd like to thank Bob Steenson for his time on the board and wish him well. Kimberley Rose and Maureen McBride were both successful in their bid for election to the Board. Steve and John were re-elected. Congrats to all.

Please 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, Kimberley, Maureen - 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.

Safety and Security

It's important to continue to work together to ensure that no one follows us when we enter and exit the building. This will help to ensure the safety and security of everyone in our community. If you don't know the person please do not open the door to them or allow them entrance into the building by holding the door open while you enter/exit. If someone pushes in behind you please report the matter to the office or superintendent.

Plumbing Emergencies

Flood damage from incorrectly plumbed appliances or leaking fixtures and toilets, continue to impact not only the unit responsible but also impact units below if it causes a flood. If it's determined that the flood is caused by a unit owner, all costs will be charged back to that owner. These costs are major and have run in the tens of thousands of dollars. Leaking fixtures and/or running toilets should be dealt with without delay to minimize incidence of flooding. Reminder: **one** running toilet can add \$75.00 a month to the corporations water bill. You may say you're not paying for it but you are in your monthly condo fees. Let's all do our best to keep one of our major investments in good repair.

Make Up Air Units

Our new make up air units have now been installed after a successfully tendered project and selection of HVAC contractor. These units are used to provide heated air for our hallways during the winter and fresh air in the summer. These units will be more efficient providing savings on our gas expenditure.

Management Office

In the interest of safety and to limit exposure for our Property Manager and Residents, in light of the emerging Variants of Concern, we have implemented an appointment only process in the Management Office. If your business with the office cannot be completed via email or phone, kindly contact the office to make an appointment. All other business should be conducted by email or phone. Email: bayshore1210@gmail.com Phone: 905-839-1246

Touch Up Paint

Touch Up paint will be available shortly to retouch your unit doors and/or balcony if required. Please reach out to the Management Office to arrange. All other painting or touchups will be arranged for by the Management Office.

Bike Racks

Bikes in or beside the racks that are not tagged will be removed. Please contact the Management Office to Register your bike.

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 \$250.00 will be required. Elevator Reservation Forms are available on our website or outside of the management office.

Property Insurance

Condo owners should have condo insurance for belongings in their unit and improvements and betterment's made to the unit. This coverage would protect you against losses associated with damages to your unit example with a water leak. Owners should reach out to their Insurance professionals for advice

Noise Disturbances

Remember more of us are spending time at home so please be mindful of your neighbours. We are all entitled to peaceful enjoyment of our units. Loud noise of any kind that impact your neighbours is not respectful and will not be tolerated.

Oil or Other Lubricants

Please note we continue to see vehicles that are leaking fluids onto our garage floor. This damages the flooring membrane. Owners/Residents that have vehicles that are leaking must repair their vehicles to ensure leaking does not continue. DCC 19 will charge back for any damages and cleaning that needs to be completed.

Disposal of Construction Material

With most of us now at home, many have decided to undertake projects within our units. As a reminder, all 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.

Covid 19

Covid protocols remain in effect:

- Masks are mandatory at all times when in common areas i.e. hallways, elevators, lobby, office
- Sanitizing/washing hands frequently is essential
- Maintain 2m distance from others, inside and out
- It is recommended you do not share the elevator with anyone other than someone you live with at all times.

Your Board of Directors

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

Steve Harker, *President*

Arlene Wilson, *Treasurer*

John Anderson, *Director*

Kimberley Rose, *Director*

Maureen McBride, *Director*