

# THE BAYSHORE

## Winterize your Balcony

It is now the time to get your balcony ready for winter. If you have used outdoor carpeting or any rugs you must remove these over the winter. Leaving carpet or rugs down over the winter will degrade the integrity of the concrete.

## Reminders

- The garbage chute is to be used for small garbage only. At no time should anyone try to place construction debris down the chute and kitty litter should be double bagged. Additionally, please don't try to push large bags down the chute. These can get stuck and cause issues in the chute. It is also neighbourly and respectful 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 own garbage into the chute.
- If you installed a balcony window AC unit this must be removed for winter to ensure windows are able to close/seal properly.
- Nothing should be thrown off or hung on or over your balcony e.g. laundry, bottles, cigarette butts etc.

## 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.

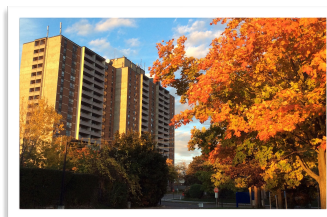


Photo J. Yang

## Message from The Board

Fall has arrived and winter will soon be upon us. We, the Board, would like to remind all residents that the pandemic is not over. In order to protect our most vulnerable neighbours, we must continue to wear our masks while in all common areas and keep 2m physical distance.

To all our new owners: On behalf of the Board and other homeowners we welcome you to our vertical community. We look forward to meeting you in the coming months.

We held our second virtual AGM on October 5th, 2021 which was required for the year 20/21. This is the last meeting delayed by challenges posed by the Pandemic. Between proxies and virtual attendees all business was successfully transacted. Director Elections were held with 2 board members reelected. Congratulations to John Anderson and Kimberley Rose.

We are happy to report that we are now up to date with our AGMs and barring any unforeseen issues we expect to have our next regularly scheduled AGM by June 2022.

We remind Owners to regularly visit our website or view items posted on Max TV to keep abreast of news, issues etc. [www.thebayshore.net](http://www.thebayshore.net)

Please remember to be respectful and 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



## Tossed Butts Start Fires

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.

## Contractor Parking

The contractor parking behind the building is for the exclusive use of contractors working for DCC#19 and is not to be used for resident contractors or resident/visitor parking. Violators should expect to be ticketed.

## Communications to the Board of Directors

All correspondence to the Board of Directors should be sent by email to [bayshore1210@gmail.com](mailto:bayshore1210@gmail.com) or feel free to drop off a letter to the Management Office.

## Grease Disposal

Drains are constantly being clogged with grease. We remind all residents to dispose of grease in the garbage using a leak proof container. Please Do NOT put grease down the drains.

## Safety and Security Tips

**NEVER ALLOW** strangers to enter the building as you are leaving or entering. Be aware of anyone hanging around the entrance or garage doors. They may look disinterested but make a dash to hold open the door after it has been unlocked. If this happens please alert the office or superintendent.

**DO NOT** buzz anyone you don't know into the building especially in late evening or early morning hours.

**DO NOT** let canvassers into the building, instead refer these individuals to the Management Office.

We are our "brothers Keepers". If we don't look out for others, who will look out for us? This is especially true when it comes to crime. Each of us can do our bit to prevent crime before it happens by being alert and following these tips.

## Flooding

Flood damage from owner/tenant negligence continues to be a major issue. These flood events impact not only the unit responsible but also impact units below. If it's determined that the flood is caused by a unit owner/tenant, all costs will be charged back to that owner. These costs can be significant and run in the tens of thousands of dollars. Leaking appliances, fixtures and/or running toilets should be dealt with without delay to minimize incidence of flooding and your chance of being hit with a major restoration chargeback.

## Window Project

Our window project is in the initial stage of selecting an engineering firm who will manage this complex and costly project. This will be followed by a tendering process initiated by the chosen engineering firm, to select a successful candidate. We expect to commence window replacement in 2022/2023. Watch for further updates on this anticipated project.

## Gym

We have finally commenced work on refurbishing our gym. Due to supply and contractor shortages brought about by covid, this project has had a number of delays, however, barring any unforeseen issues, we hope to have the work completed before the end of the year.

## 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 are 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.

## Fire Route/Accessible Parking

Residents are reminded that parking in the fire route or illegally parking in accessible spaces is prohibited and violators are subject to ticketing from bylaw officers. Having said that, we note that some residents are parking for more than 30 minutes in the short term accessible parking located by the east doors. Please be respectful of your neighbours who may also require short term use of these spots.

## Communication - Be in the Know

Communication within our vertical community is vitally important. We post updates, issues, and activities which may affect our community. Please take some time to regularly check Max TV and/or our website ([www.thebayshore.net](http://www.thebayshore.net)) to keep up to date and "in the know".

## Register Room Mates and Pets

In case of a fire or other similar disaster, the Fire Department look to us to advise on all residents and pets in each unit. In the interest of Fire and Life Safety, please take the time to advise the Management Office of any room mates and pets in your unit.

## Covid 19

Covid protocols remain in effect:

Masks are mandatory at all times when in common areas  
i.e. hallways, elevators, lobby, office

## Annual Holiday/Christmas Reception

Due to ongoing covid 19 health restrictions on gatherings, unfortunately we will not be hosting our annual holiday/Christmas reception again this year.

## 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, *Director*

Kimberley Rose, *Director*

Maureen McBride, *Director*



**[www.thebayshore.net](http://www.thebayshore.net)**

The official website for The Bayshore

This site was created for the Owners and Residents at The Bayshore so you can be “in the know”. Here you will find a host of information in one convenient spot. We post news and activities that are relevant to things going on in our vertical community. There are also frequently used forms that can be downloaded and printed e.g. elevator and party room reservation forms.