

THE BAYSHORE

Reminders

Balcony AC Window Units

- There is nothing more annoying than to have your upstairs neighbours AC water dripping down onto your balcony. If you are using a balcony window unit, please remember to empty your water catchment regularly to avoid a spill over onto your neighbour.

Garbage Disposal

- The garbage chute is to be used for small garbage only. At no time should you try to place construction debris down the chute. NOTE: 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 clearing the chute prior to putting their own garbage into the chute.

Hallway/Carpets

- We continue to see spills and pets urinating and defecating on our carpets in hallways and elevators. If you spill your coffee/drink or your pet happens to have an accident please let the Superintendent know and arrange to clean up after yourself or your pet or be prepared to be charged for the clean up.



Photo J. Yang

Message from The Board

This winter was a bit more challenging than usual but we all managed to plow through. We were starting to think that the spring/summer weather would never arrive but it is now on our doorstep. Finally winter has ended and we are all enjoying the loosening of covid 19 restrictions.

Unfortunately we continue to be impacted by ever increasing prices for some utilities, labor and material. This we do not expect to change in the near term. We ask owners to continue to be patient as we struggle to schedule repairs with an overtaxed labor market.

Our gym is now completed and we are very pleased with the improvements. Take a look if you haven't already!

Real Estate markets are soaring and our units have not been immune to this with our units selling for considerable amounts.

Although many companies are recalling employees back to the office we are definitely seeing a marked shift in a preference to work from home. We have a number of owners and tenants now working from home. Will that change, we doubt it! Please remember this as you schedule any renovations. All renovations require prior Board approval and must be done between the hours of 9am and 5pm.

To all our new owners/tenants: 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.

Please be respectful and kind to each other as we are all doing our best. And please remember, The Board works diligently and mindfully as volunteers, to ensure that our building is maintained, updated and safe for all of our residents.

Steve, Arlene, John, Kimberley Board of Directors

Pets

- Pickering and DCC19 celebrates responsible pet ownership. It advocates following all local by-laws, such as keeping pets on-leash, picking up pet waste, licensing pets annually, and staying up to date on vaccinations. **REMINDER:** While on Common Areas pets must be kept on-leash at all times for your pets safety and that of others.

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.

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.

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.

Balcony Etiquette

- Nothing should be thrown off or hung on or over your balcony e.g. no bottles or cigarette butts, no trash of any kind, no hanging or drying clothes, do not shake out rugs or linen. In addition, your balcony **cannot** be used to keep/store excess furniture or storage bins.

Smoking Safety

Lit cigarette butts can smoulder for hours before starting a fire. Tossing your butt off the balcony may feel like the easiest way to get rid of your cigarette but it can also be the easiest way to start a fire.

When you flick a lit butt off a balcony, you probably assume it will land on the street below. **NOT ALWAYS.** The wind can blow your butt onto another balcony where it can land in a dry flower pot, on combustible materials or in-between outdoor couch cushions. And before you know it, our building could be on fire.

DON'T TOSS YOUR BUTT OFF YOUR BALCONY!

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. In January we had two major floods caused by negligent owners that impacted a total of 13 units. Costs and inconvenience to units are significant. If it has been determined that you were negligent you will be required to pay the \$25,000.00 insurance deductible. Both owners who were responsible for the damages in January were required to each pay the insurance deductible of \$25,000.00. This should be a cautionary tale to ensure we are all insured.

Gym

Well finally, after many delays due to material and labour challenges the gym has now been completed. With the covid 19 restrictions on gyms and capacity lifted we were happy to open the gym in March

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 working from 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.

Window Project

Our window project is progressing. The Board, after a tender process, selected an Engineering firm to handle this project. The Engineering firm issued a tender and results and recommendations were provided to the Board. After careful consideration of all 6 bids a successful contractor was selected. A Town Hall meeting is scheduled for June 28th, 2022 to answer any questions Owners may have concerning the project. A mock-up of windows will be on display in the lobby once it's available. The project is expected to commence late summer/fall 2022.

Oil Leaks in the Parking Garage

If your car is leaking oil or transmission fluid it must be fixed immediately. Leaking oil/fluid will degrade and damage the mastic topping of the garage floor. **NOTE:** Cardboard cannot be used under your car as this poses a fire hazard.

Where there is noted to be leaks the resident responsible will be charged for the cost of the clean up. These costs can range anywhere from \$100.00 to \$500.00. If the leak and damage is extensive it could cost considerably more. Therefore, please don't delay, get it fixed "today".

Unit Owners Insurance Coverage

Owners are reminded to check their condominium insurance policy to make sure they have the "Condominium Assessment Coverage" with a minimum limit of \$25,000.00. This "coverage" would cover the deductible of the condominium corporations insurance policy. In the event of an incident which your unit is deemed at fault, the corporation has the authority to seek the corporations deductible (\$25,000.00) under your insurance companies policy. Please reach out to your Insurance Professional to make sure your insurance coverage and limit meets these requirements.

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*



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.