

THE BAYSHORE

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. You will be liable for any damages caused to your neighbour.

Garbage

- Please DO NOT LEAVE GARBAGE ON THE FLOOR, especially cardboard boxes. Kindly bring all cardboard down to the recycling container outside. Leaving cardboard in the garbage disposal chute room is not only a nuisance to others but it is also a fire hazard. Please keep our community clean and safe.
- Garbage disposal on the floors should be used between the hours of 8:00am to 10:00pm only. To avoid disturbance to your neighbours, no resident should be using the chute before 8:00am or after 10:00pm.

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

Our condo is our home, an investment or both, so involvement in our community is vitally important. Water and energy consumption is at an all time high. We pay for these costs in our monthly condo/maintenance fees. Please think about what small changes you individually can make to help lower our energy and water costs.

As we head into a new fiscal year we are satisfied with the progress of our window project. We are pleased with the quality of the windows, the management of the project and the pace (weather permitting) and quality of workmanship. At the time of this message we are almost finished our 3rd riser being the 06 line. Our window project is the most complex and costly project to date and as such we recognize there have been some disruptions to day to day activities around the building. Thank you for your continued understanding and cooperation.

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.

We remind Owners to regularly visit our website, subscribe to get notices sent directly to your inbox, or view items posted on Max TV to keep abreast of news, issues etc. Visit www.thebayshore.net.

Please remember to be respectful and kind to each other as we are all doing our best.

Steve, Arlene, Kimberley, Marianne, Nigel - 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.

Communications to the Board of Directors

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

Clogged Kitchen Sinks

Please do not pour grease or food waste down the drain. Food waste, coffee grinds, grease and oil are not water soluble and stick to inner pipe walls, prevent proper drainage and create blockages.

- Use a sink stopper or sink strainer/screen to prevent solid items from going into the drain.
- Wipe down pans before cleaning. Keep a sealable, leak proof container for grease and oil and dispose of them in the garbage.
- DO NOT use corrosive chemicals such as Liquid Plumber or Drain down drains. Many commercial cleaners that claim to dissolve grease only serve to transport it further down the pipes where it is harder and more expensive to clear.

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 or entertain a sales pitch at your door, instead please 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.

Safety Tips for You and Your Car in the Parking Garage

Unfortunately, not everyone will drive safely in the garage but you can be prepared by staying alert:

- Slow Down
- Use the Safety Mirrors
- Be Patient
- Remember that the Rules of the Road Still Apply
- Last but not least....Please remember to lock your car and ensure valuable items are not visible or available.

Communication - Be in the Know

Communication within our vertical community is vitally important, and we are always looking for ways to ensure Owners/Residents have access to all information notices. In an attempt to reach more of an audience within our community, with updates and issues, we recently added email blasts to our communication platform. If you subscribe, an email will go directly to your inbox alerting you with a link to a "Notice" posted on our website (www.thebayshore.net).

Go to www.thebayshore.net and search "Subscribe" to sign up now to keep up to date and "in the know".



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 \$750.00 will be required. Elevator Reservation Forms are available on our website or outside 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, for example, a water leak. Owners should reach out to their Insurance professionals for advice.

Laundry Room

Kindly be respectful of your neighbours and remove your laundry promptly so others wanting to do their laundry are not inconvenienced. If your items are left in the laundry room for more than 24 hours they will be disposed of.

Lockers

Please be advised that nothing should be stored on the top of the locker unit as it conflicts with fire regulations.

Items in Parking Spaces

Please remember that your parking space is not a storage unit. Please refrain from storing items in your parking space. The only items permitted in your space is a shopping buggy and a motorized vehicle.

All other items being stored in your space are considered a fire hazard and failure to maintain your space free of items will result in removal of the items and a chargeback.

Oil Leaks in the Parking Garage

Remember if your car is leaking any fluid it must be fixed immediately. Leaking oil/fluid will degrade and damage the mastic topping of the garage floor. Also please note that cardboard cannot be used under your vehicle as this poses a fire hazard.

Consider Shutting off the Water

Consider shutting off your main water line and draining your water system if you are going to be out of town for an extended period of time. Your suite water shut off valves are generally located in the vanity cabinet in your bathroom or kitchen. Please familiarize yourself with the location of your shut off valves.

CitySites Property Management

CitySites is a licensed Property Management Company who has been hired by DCC#19 to oversee the day to day functions of the Corporation. CitySites helps your volunteer Board in executing its legal and other requirements. The Onsite Property Manager, an employee of CitySites (Vanessa), assists the Board and owners navigate complex requirements, enforces the by-laws and rules of the Corporation, ensures repairs and maintenance of the property and manages issues as they arise. The Property Manager manages all incoming/outgoing correspondence for the Board and ensures all correspondence is reviewed and decisions made by the Board in a timely manner. The job has many moving parts and this role is an invaluable asset to the owners and Board.

Please be respectful of all employees of the Corporation.

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*

Kimberley Rose, *Director*

Marianne Mohan, *Director*

Nigel Robinson, *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.



Subscribe now to get information notices directly to your email inbox. The Subscribe link can be found by searching “Subscribe” in the “News” section on our website.