

The Bayshore



Please Remove your balcony AC Window Units

It's time to remove your balcony window A/C Unit. With the weather getting colder the windows need to be secured properly to prevent the heating pipes from freezing and rupturing. You can't close the window properly with your window A/C unit in the window.

Please remove now to prevent a costly flood.

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.

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.



Photo J. Yang

Message from The Board

The holiday season is right around the corner. Surprising how quickly the summer has flown by. We hope everyone enjoyed their summer and Thanksgiving.

We are happy to report that our window project continues to make good progress and at the time of this writing the contractors have almost completed the south side of the building. There have been some minor delays caused by weather, but this was to be expected. Contractors are expected to begin work on the North side in November and the project will continue through the winter as long as the weather permits the work to be completed safely.

We remind all residents that this is our home and it's important to maintain safe and clean common areas. If you notice items in need of attention please contact Andi our Superintendent or the Management Office.

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.

We hope your winter and upcoming holidays are filled with laughter, love and kindness. We hope to see you at our upcoming holiday reception. Stay tuned for more information.

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.

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

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.

Recent Balcony Fire at The Bayshore

Some residents may be aware that there was a smoking related balcony fire at The Bayshore this summer. The fire was as a result of a cigarette that was unsafely butted out in a planter. Potted plants aren't ashtrays. These are highly flammable when dry and if you add the embers from a cigarette its a recipe for a dangerous and costly fire. Luckily, the fire was contained to the one balcony with smoke damage to 1 other unit and no one was injured. Fire in a vertical community can be deadly. In this instance we were lucky. If you or a guest are going to smoke on your balcony, make sure that you have a proper receptacle to place the butt. This means something like a metal can with sand or water.



Holiday/Christmas Reception

It is a tradition here at The Bayshore to hold a Holiday Reception, as a way to meet and greet old and new neighbours. Save the date....December 10th 4:00pm to 6:00pm. Details and reminders will be posted prior to the event. Hope to see you there.

Prevent Leaks Before They Cause Damage

The following are tips that you can perform regularly (weekly) to prevent leaks before they cause costly damage to your unit and that of your neighbours.

TIPS:

- Check bolts on toilets (tank to bowl and bowl to floor) to ensure they are properly tightened.
- Check the toilet and sink shut of valves to ensure there is no sign of leaking or corrosion.
- Check under the sinks in the kitchen and bathrooms for signs of leaking pipes. Sometimes wet pipes in the cabinet is **not** condensation.
- Check if faucets, (sinks and tub) are loose to mounting surfaces.
- Repair cracked tiles and missing grout. These issues allow water to get behind tiles and run below.

Should you identify or suspect a leak please contact the Superintendent or Management Office immediately. Leaks are costly and Owners will be held responsible for the cost of damages to their unit and any other units impacted.





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.

Designated Parking

Please note that numbered parking spots on the visitors level are designated parking and not visitor parking. Please advise your visitors so that Owners/Residents are not inconvenienced.

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. 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.
- Please keep our community clean and safe.

Dogs at The Bayshore

As a good dog owner please be respectful of your neighbours and the rules of the condo.



- When outside your unit and in common areas pets must be kept leashed.
- Pick up after your pet and dispose appropriately (disposing in the mail area or moving room is not acceptable).
- Keep noise levels down, and don't allow your pet to roam unsupervised in common areas (which includes your balcony), as barking can be a major noise disturbance to other residents.
- Accidents happen..be a good neighbour and clean it up or report it to the Superintendent.
- Don't expect everyone to love your dog. Be respectful of individuals who, for whatever reasons, don't appreciate being approached by your dog. Keep your pet on a short leash when navigating common areas.

Don't let your pet be a nuisance, it could potentially result in their removal from the building.

Consider Shutting off the Water

It's that time of year when many of us are travelling. Consider shutting off your main water line, dishwasher and in suite washing machines 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.

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.



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