

The Bayshore



Common Areas

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

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. If the recycling is contaminated with plastic bags or other items, it increases the cost of recycling for the Corporation and in turn Owners. Refer: <https://www.durham.ca/en/living-here/apartment-and-townhouse-collection.aspx#Recycling>

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

We hope this message finds you in good health and high spirits. With the arrival of spring and hopefully some warm weather, this season brings forth a renewal and revitalization for us all.

Over the winter and early spring our Window Project has gained significant momentum with the unseasonable warm weather. At the time of this writing our Contractors have finished the or line. We expect the Project will be completed prior to the end of the summer. As always this will be dictated by Mother Nature. We thank all those impacted, for their patience and understanding.

The Call Box at our garage door has been a source of frustration for us all. We have determined, that due to the age of the entire system, and lack of replacement parts, all call boxes will need to be replaced. We expect the work to be completed in the next week. With the new system there is an option to add an additional line for each Unit. There will be an administrative cost to owners/tenants to utilize this option. Details will be available shortly.

Owners: The Annual General Meeting is tentatively booked for the end of June. Stay tuned for details.

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 spring and summer is enjoyable. To highlight our sense of community and as a way to get to know one another, we hope to plan a summer bbq. 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.

Please do not feed the Pigeons

When you feed pigeons, you are not doing them a favour. They lose their natural ability to scavenge and survive on their own. Added to that, Pigeons carry and transmit up to 50 human and livestock diseases. Their excrement makes a mess, can damage car finishes, destroy wood, marble and stone and corrode metal beams and ruin outdoor furniture. Pigeon droppings stink and, even when dry can be hard to remove.



PLEASE DO NOT FEED THEM.

Garden Committee - Looking for Volunteer

With the arrival of Spring and the window project completed on the Southside we plan to concentrate on restoring and improving our gardens for some much needed curb appeal. As such we are looking to recruit volunteers to help with this project. If you are interested in getting involved and have a green thumb, please send off an email to Vanessa at bayshore1210@gmail.com to indicate your interest.

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.

Balcony Etiquette

With Spring in the air, residents are reminded that while Seasonal items are allowed on the balcony, it is important to remember and ensure that as you are cleaning your balcony or watering your plants the water/dirt does not end up on the balcony below. Let's make sure we can all enjoy our balconies this summer.

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.

Fitness Centre Etiquette

Keeping everything in its place is one of the top gym rules. This isn't just about tidiness; it's a potential hazard and it's just common courtesy. Nobody wants to trip over weights or other items left out of place. In addition, cleaning up after yourself is a must. Nobody appreciates the person who neglects to wipe down the machines and/or equipment they use. This not only prevents the spread of germs but also shows respect to the next person who will be using the equipment. Thank you for your cooperation.

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 Wilders, *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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