



A well-maintained property that boasts a community of mindful and considerate neighbours creates a more desirable condominium living environment.

Horizon Property Management takes pride in working with you, your Board of Directors, and building staff to care for your home and investment ensuring that bebloor remains a shining example of a Condominium striving to exceed expectations.

Building Maintenance

While we routinely inspect the common areas, you are the best person to alert us about items that need attention in your exclusive-use common areas, such as balconies.

Balconies

If you see any of the following items, please contact your building staff immediately:

- water puddles on your balconies lasting for an excessive period of time—something is blocking the water from evaporating or draining away
- wobbly balcony railings or balcony dividers— we need to tighten the brackets
- cracked or loose sealing around your windows and patio doors—we need to fix the caulking

In-Suite Renovations

We would like to kindly remind all Owners/Residents that as per the Condominium Corporation's Declaration, any in-suite renovation plans must be approved before taking place. All plans have to be presented within the agreement application. For further information, please contact the Horizon Property Management Office.

It is important to note that drilling holes for any reason into either the outside bricks on your balcony or into the balcony itself is not permitted for any reason whatsoever.

Recycling Matters

The Board, Management, and building staff continue to struggle with residents who fail to break down their recycling boxes at the point of disposal. It is unacceptable to throw large, full-sized boxes into the recycling container on P1 without initially breaking them down. When this rule is not followed, it means that Brian must climb into the bin, remove the unbroken boxes, break them down, and then put them back into the bin. This unnecessary work becomes necessary, so that there will be room to accommodate all of the building's recycling.

It is inconsiderate to staff and discourteous to residents who respect the rules. Now... it will come with a cost.

As per the discussion on this subject at the AGM, where there was overwhelming support, Management will be enforcing the rule that stipulates boxes must be broken down before being disposed of into the bin. Cameras will be used to identify individuals breaking this rule, and any costs related to gaining compliance will be at the unit owner's expense.

For Your Safety

Abiding by the Rules

Condominium communities provide many advantages, but living close to other people also requires some adjustment of individual lifestyles to be a good neighbor. The rules in the Declaration are intended to promote the safety and enjoyment of this property for all residents.

The Board of Directors and Management thank the majority of residents who strive to abide by those rules and for doing their part to ensure a pleasant living environment. We must stress, though, that there are consequences for those who choose to not abide by those rules. Rules infractions are tracked and letters will be sent to those parties within the next 30 days.

Outdoor Grills

Warmer weather makes outdoor grilling a welcome change. We remind residents that only electric BBQs are permitted for use on the balconies.

A gas BBQ is available for use in the Family Area. Whether it's simply to grill up a quick dinner after a long day at work or an opportunity to bring family and friends together, we invite all residents to come out and enjoy the benefits of the season.

Visit Penny or Gus at bebbloor's Management Office to sign an agreement and purchase a key for the area.

Exterior Satellite Dishes, Antennas and Aerials

The placement of exterior satellite dishes, antennas, or aerials on the property is prohibited by The Condominium Declaration's rules, including units and common-use elements (balconies). You can access the same programming without a satellite dish through Bell Fibe-TV and Rogers Digital cable.

Hang Your Planters Within the Balcony Area

Please ensure that all plant hangers are attached within the balcony area and not on the balcony exterior to prevent the possibility of it falling to another balcony or onto the street. Likewise, do not place any plants, baskets, or ornaments on the ledge. They could fall and injure a resident or passerby, and also expose the Condominium Corporation to liability.

Water Disposal

The rules and regulations regarding water disposal are very firm. It is the resident's responsibility to ensure that any water build up that comes about as a result of their own actions—such as washing/cleaning or watering plants—must stay confined to their own unit's balcony space. Water may not dribble, drip, fall, or pour down to any neighbouring balconies.

Every resident has the right to enjoy their balcony without it being infringed or imposed upon.

Throwing Cigarettes Off the Balcony

We sometimes receive complaints about cigarette butts (including lit ones) being thrown from balconies. They either land on your neighbor's balcony or litter the grounds. This is not allowed

because it poses a serious fire risk, as well as being a cleanliness issue.

Please ensure that cigarette butts are extinguished and disposed of properly, and that all guests who smoke are informed of the policy. They may not be aware of the danger.

Carbon Monoxide Detectors

As a safety precaution, all residents must have carbon monoxide detectors on the top and bottom two floors (due to being located below the mechanical boilers and above the parking garage) as cited in the City of Toronto By-law No. 60-1998. This is an owner responsibility. Please contact the bebbloor Management Office at 416.537.5420 or email office@bebbloor.ca should you have any enquiries about carbon monoxide detectors.

Security

Besides employing the services of security guards for your comfort and safety, we all benefit when we take responsibility for the safety of our residents and guests.

- Please do not allow strangers to enter the premises.
- Do not grant access via the enterphone to unidentified individuals.
- Please do not leave any exterior access doors propped open, even for the shortest periods of time.
- Please ensure car windows are closed and doors are locked. Do not leave any visible items in your car.
- When entering the underground garage, please allow the garage door to close behind you before proceeding to your parking space.
- Be on the alert for any odd behaviour or suspicious individuals in your building or garage. If you see anything unusual, please contact the bebbloor Management Office during business hours or the security desk after hours. The smallest bit of information may be invaluable for future reference.
- The security desk is available from 8 pm to 6 am during the spring/summer. To contact Security, please call 647.836.2848.

Spring Cleaning—Proper Disposal and Recycling

Garbage

For health and safety reasons, garbage must be tied in polyethylene or plastic garbage bags strong enough to prevent them from breaking open in the garbage chute. All household garbage should be disposed of down the chutes. If the bags are too big for the chutes, they must be brought down to the Recycling Room on the P1 Level for disposal.

Recycling

Following the lead of *Recycle Matters*... it is the responsibility of all residents to dispose of recycling appropriately. Please break down all boxes before discarding them. If the boxes are too big for the chute, bring them down to the P1 Level and flatten them there. Do not leave garbage inside of boxes to be discarded, even if the garbage is also recyclable.

Batteries, and Light Bulbs

Used household batteries should be placed into the battery disposal station in the Recycling Room.

Green/Organic Waste Disposal

The Board and Management are exploring the possibility of enrolling in the City's Green/Organic Waste Program. Details to follow.

Furniture Disposal

Please consult with building staff in order to make arrangements before disposing of any furniture or mattresses.

Window Cleaning

Window cleaning of all inaccessible window and railing glass and frames will take place on June 5th—weather permitting (detailed notice to follow). Information for the cleaning of accessible windows and patio doors will be posted later.

Heating/Cooling of In-Suites

The HVAC System is capable of providing heating and cooling to the in-suites at any point in time. A/C will be made available to all, effective May 15, 2017—weather permitting. Heat will be turned off from May 15th until October 2017.

Enjoyable Environments

Quiet Enjoyment

Please contribute to our enjoyable living environment by moderating the sounds from TVs, stereos, and conversation. Please avoid slamming your suite doors and keep noise to an acceptable level when in the hallways and on balconies.

We also ask that children not be permitted to run in the hallways. Besides being a safety concern, the sound transfers to the suites on the floor, as well as to those immediately below.

Your neighbours will appreciate the consideration, and you will enjoy it when they give you that same courtesy.

Bicycles, Rollerblades and Skateboards

Common area furnishings and finishes such as carpeting, walls, and elevators can be scuffed and damaged by bikes, rollerblades, and skateboards. Rollerblades and skateboards should not be used inside the building.

Kindly ensure that your pets are supervised and leashed at all times. Pet owners are responsible for cleaning up after their own pets. When walking your pet, please ensure it does not interfere with fellow residents' enjoyment of the common elements of the property.

Pet owners are responsible for property damage to the common elements and will be charged the costs of restoration. That will include cleaning costs if you do not clean up after your pet should it have an accident anywhere in the building outside of your unit.

It also important to note that the west lawn etiquette—between our building and the townhomes, and directly south of the swimming pool—prohibits pets from entering, and most importantly, from doing their business. Ugly grass urine burns, odours, and un-picked up pet waste are hazardous to the environment, as well as to the residents, especially children, who are meant to enjoy the area.

Pets

Recreation and Amenities

Do you enjoy watching an entertaining movie, reading a good book, or playing board games? Perhaps, you would like to stay active or just make sure your dog is active.

Whatever the case may be... whether it's indoors or outdoors, on your own or spending time with family and friends, bebloor has something to offer you this season. Come and enjoy the various amenities that bebloor provides to the membership within its community.

Party Room

A fresh and airy designed double room, the Party Room comes with a functioning kitchen, chairs, tables, and two sofas for your convenience. Contact the bebloor Management Office to discuss availability.

Theatre/Movie Room

The room is fully equipped with a large screen projector television, surround sound speakers, DVD player, cable, and special theatre seating. As an added bonus, the room is now internet accessible. Contact the bebloor Management Office in order to make a reservation.

The Board Room

The Board Room serves as a great multipurpose place for busy meetings, tutoring sessions, reflective study, or as a game room venue. For access, please contact the bebloor Management Office.

Bicycle Storage Locker

Keep your bike safe and sound within the confines of two storage areas. For a small fee, you can either secure your bicycle rack on a monthly basis or rent it for the entire year. Contact the bebloor Management Office for more information.

Swimming Pool

Located at the northwest corner of the property, the outdoor swimming pool is scheduled to be open from May through September.

Gym

- The gym is equipped with:
- Elliptical training machine
- 2 Exercise bicycles
- 2 Treadmill machines
- Universal weight machine
- Free weights
- Bench Press; 2 free-standing benches
- Stretching, warm-up area
- 43-inch colour television

Family Area

A well-kept, grassy enclosure located on the east lawn, the Family Area is a great place for friends and family to spend time together. For a one-time fee, you can also enjoy the use of the gas BBQ, which is located on-site.

Dog Park

As a condo Owner/Resident and also a dog owner, take the time to share the warm, invigorating months with your cute, furry best friend in bebloor's enclosed, leash-free dog park. Hang out with other bebloor dog owners and have a great time watching your pets chase each other for an endless amount of fun! The Dog Park is located just east of the south lobby, off of the main parking lot.

Library

A small, secluded, relaxing space above the north end lobby that allows for quiet conversation, reading, or study.

Storage and Clutter

Storage

Balconies cannot be used for the storage of goods or materials. Seasonal furniture is permitted on the balcony as long as it is safely secured from being blown off the balcony by the wind. If you are storing items or materials on your balcony, please remove them right away.

Underground Parking Space and Locker Area Clutter

Please keep your parking area free of anything but your vehicle. Unauthorized items located in parking spaces or locker areas will be subject to removal.

Unauthorized Locks

In the common areas of the building, please ensure to secure or lock your bicycle to the building's bicycle rack. Locking your bicycle to any other unauthorized railing or fence may result in having your bicycle forcibly removed from the area by Management.

The same applies for all lock boxes. Please use the hooks located on the backside of the concrete to the east of the parking machine in the outdoor parking lot, close to the Dog Park. All other areas will result in the lock boxes being subject to removal.

www.bebloor.ca

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Board of Directors

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Gary Buxton, Treasurer
Agatha Latko, Secretary
Dale Walker, Director

Horizon Property Management Inc.

Glen Bazouzi, Property Manager
Penny Shaw, Property Liaison
Gus Bitsas, Property Manager

Residents can access the bebloor community website to:

- Contact the Board directly (board@bebloor.ca)
- Access notices and the By-Laws & Rules
- Obtain information forms and request amenity bookings
- Get in contact with the Management Office and make maintenance requests
- Find answers to frequently asked questions about the building and its services
- View future bebloor events

Please provide feedback on its content and features.

Facebook

Join the bebloor Facebook group. With over 80 residents already signed up, let's help make this group flourish! Meet new friends, improve communication, and hopefully, even solve some problems by connecting with neighbours. Let's show the community what it's like to be... bloor!

bebloor Management Office Hours

Monday, Tuesday, Thursday, Friday: 8:00 am - 4:00 pm

Wednesday: 11 am - 7:00 pm

416.537.5420 / office@bebloor.ca

Spring Maintenance Calendar

May 15	Air Conditioning: Will be turned on May 15th. Kindly report any HVAC problems to the Board, Management, or building staff.
May 20-22	Swimming Pool: Will be opened on Victoria Day long weekend—weather permitting.
May 23-24	Underground Power Wash: Parking Level—Notice to be issued to all Residents.
May 29 - June 3	HVAC Maintenance: All units will be serviced and include a filter change. Complimentary filters will be distributed again in the Fall with a notice to be issued to all in advance.
Late May (Dates TBD)	Carpet Cleaning: High pressure deep steam cleaning will be used to clean all carpets in the common areas at bebloor.
June 5	Window Cleaning: All inaccessible window, railing glass, and frames will take place on Wednesday, June 5th—weather permitting. Detailed notice to follow.
June 19-23	OPT-IN-Dryer/Dryer Vent & Bathroom Fan Cleaning