

Spring Letter



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

Horizon 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.

Like many of you, we patiently look forward to the re-opening of the amenities. We continually work to ensure the amenities are well maintained and ready to put back in motion once it is safe and we receive direction from the City and Province.

One of the more common complaints that we receive deals with renovation noise. Please be considerate of your neighbours, many of whom are working from home out of necessity. Be sure to contact management before you plan and commit to your renovation to ensure that what you plan to do is in fact allowable. Once the work is approved, be sure to share the work schedule with the office so that we can share that info with your neighbours. Do not carry out renovation work outside of the allowable hours. Here is a link to the renovation guidelines.

Please encourage your delivery carriers to deliver your packages to you door, or arrange to meet them at the front/back door to receive your items.

Air Conditioning was turned on last week and a general maintenance check and filter change will take place in June (separate notice to follow).

We respectfully ask dog owners not to let them urinate on the building or the planters at the entrances to the property. This happens multiple times daily and it is not realistic to expect these areas to be cleaned so frequently. Nobody wants these entrances to smell like urine especially with the warmer weather upon us. If the situation does not improve immediately, we will be charging a \$50.00 cleaning fee to those owners responsible for allowing this to happen.

Building Maintenance

While we routinely inspect the common areas, you are best able to alert us about items that need attention in your exclusive-use areas, such as balconies and roof top terraces:

Balconies

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

- water puddles on your balconies – we need to clear your drain
- wobbly balcony railings or terrace dividers – we need to tighten the brackets
- Cracked or loose sealing around your windows and patio doors – we need to fix the caulking

Tip

Securely latch your patio doors to prevent winds from ripping doors from the hinges, especially if you live near the roof, where it is windier.

To ensure proper drainage, please keep your balcony drain covers clear of debris.

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

We remind all Residents that only Electric Grills are permitted on the balconies.

Propane and Charcoal Barbequing is not permitted anywhere in the Building as it poses a safety threat that contravenes the corporation's insurance policy.

Exterior Satellite Dishes, Antennas, 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, Rogers and Fiberstream.

Hang Your Planters Within the Balcony Area

Please suspend plant hangers 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. Please do not allow water to escape your balconies and drip down onto units below.

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 on the top floors of the building (due to being located below the mechanical boilers), must have carbon monoxide detectors as cited in the City of Toronto By-law No. 60-1998. This is an Owner responsibility. Please contact Horizon Property Management Inc. at 416.332.4988 if you have any questions about carbon monoxide detectors.

Your Security

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 call your Management at 416.332.4988 or the police. The smallest bit of information may be valuable for future reference.

Updates: Maintenance Items & Proper Disposal of Solid Waste

Heating/Cooling of In-Suites

While the Condominium Corporation arranges for an annual inspection and filter change on the in suite fan coils, this is a friendly reminder that these units are the Owners responsibility to maintain and repair.

Window Cleaning

Window Cleaning of all inaccessible window and railing glass and frames will take place in June (detailed notice to follow).

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.

Recycling

The City recycling program will not pick up cardboard boxes unless they are flattened and bundled. It is the responsibility of Residents to appropriately dispose of recycling. Used household batteries should be placed into the battery disposal station in the recycling room.

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

Pets

Kindly ensure that your pets are supervised and leashed at all times. Pet owners are responsible for cleaning up after their own pet. 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.

Bicycles, Rollerblades and Skateboards

Common area 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.

Please avoid bringing them into the building and main elevators.

For your own safety, do not ride bicycles up the parking garage ramp.

Storage and Clutter

Storage

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

Underground Parking Space and Locker Area Clutter

Please keep your parking area free of anything but your vehicle. Do not leave items in aisles of the locker rooms or atop the locker cages. Unauthorized items located in parking spaces or locker areas will be removed without further notice and discarded after 30 days.

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Bebloor Residents can register to access our community website to:

- access notices
- obtain information forms
- make maintenance requests
- place classified ads for other residents to see
- contact the Board directly
- and more.

Please provide feedback on its content and features.