

Fall Newsletter

OCTOBER 2025

TSCC1802- beBloor



Welcome!

As we welcome the crisp air and vibrant colours of the Fall season, the Board of Directors and Management of the beBloor Community extend warm and cozy wishes to all our residents.



October 1st marked the 10-year anniversary of Horizon PMI's management of 1369 Bloor Street West. Over the past decade, we've worked closely with your Board and Building Staff to maintain a well-managed and welcoming community. We thank all residents for their continued support and cooperation and remain committed to enhancing your condominium living experience.

In this newsletter, discover helpful tips for comfort and well-being during the cooler months, seasonal maintenance reminders, and ways to keep our community safe and secure as the days grow shorter.

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Stay connected and enjoy a thriving community.

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Seasonal tips to maintain your home.

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HALLOWEEN & Pet Spotlight!

Safety & Security Essential Tips

to keep our building safe.

Community Life and Wellbeing



Preventing Window Condensation

With colder weather approaching, we would like to remind residents that the liberal use of exhaust fans is important to help prevent condensation on windows and window frames.

Moisture from cooking and showers can collect on cold surfaces, while steam from showers can recondense on walls and windows if not properly vented. To reduce this:

- Always use your kitchen and bathroom exhaust fans while cooking or showering.
- Keep fans running until the air and walls are dry, and cooking is complete.
- If you are experiencing condensation issues, run your exhaust fans for a longer period to ensure proper ventilation.

Pet Etiquette

We appreciate having a pet-friendly community!

To ensure a comfortable environment for everyone, please keep your pets leashed at all times in common areas, minimize excessive barking, and take extra precautions if your pet is known to be reactive.

Smoking

Please ensure all cigarette butts are disposed of properly to maintain the cleanliness of the building and reduce fire risks. As a reminder, there is no smoking of any kind permitted in the common areas.

Winterizing Your Balcony

As the weather begins to change, please ensure the proper procedures in maintaining your balcony are completed.

Balconies: remove carpets, rugs, and floor coverings. Dispose of plants and flowers. Take proper measures in covering up patio furniture.



We're happy to assist you!

Management is available via Service Request (www.condocontrol.com) and at the Management Office during office hours. We are happy to assist you with any inquiries or concerns.

In-Suite Maintenance Reminders!

Heating & Cooling | In-Suite

The HVAC System has a semi-annual changeover every year based on the temperature outside and scheduled for October 14th.

For optimal performance and better air quality, we encourage you to regularly check your heat pump and consider changing the filters more frequently.



Dryer Vent Maintenance

- Clean the lint trap after every use. This helps your dryer work more efficiently and reduces the risk of fire.
- Check the vent connection behind your dryer to ensure it's secure and free from buildup.

Test Water Shut Off Valves

Management and the Board of Directors has recently prepared an In-Suite Water Shut-Off Reference Guide to help residents act quickly and safely in the event of any future water-related emergency.

Please click on the following link as a friendly reminder for a step by step guide.

[Click here!](#)



Home Maintenance Checklist

- ✓ Check and clean dryer vent duct.
- ✓ Inspect appliances for any issues.
- ✓ Check under sinks and around pipes for leaks or water damage.
- ✓ Inspect toilet tanks and supply lines for leaks or unusual noises.
- ✓ Dust and vacuum air vents.
- ✓ Ensure bathroom and kitchen exhaust fans are functioning properly.
- ✓ Lubricate and check door hinges and locks for smooth operation.
- ✓ Check balcony railings
- ✓ Inspect and clean balcony drainage to prevent water buildup.

Highlights and Maintenance Calendar

The Board and Management Team would like to thank you for your cooperation as we continue to maintain and enhance our building.

Here are some recent highlights:

Garage Rehabilitation Project

Currently under construction as we improve the parking garage

New Lights

Have been installed in the underground parking garage

Gym Equipment

New equipment was generously donated by residents, further enhancing our fitness facilities.

Bike Repair and Swap Sale

Our recent bike repair and swap sale events were a success, thanks to all who participated.

Community Garage sale

Thanks to all that participated!

Resident Appreciation BBQ

The night was enjoyed by beBloor, Merchant Lane and Brownstones on Bloor. We had positive feedback from all that attended and new friends were made.

We appreciate your continued support as we work to enhance the quality of our community.

FACEBOOK

Join the community Facebook group. The page is called Bebloor.

Please kindly note the Management does not monitor this group.

Fall Maintenance Calendar

BBQ Area Closure	October 31st. The gate will remain open for residents to enjoy over the winter months
Kitchen Stack Cleaning	Complete
Fall Landscaping Clean-Up and Irrigation Shut Down	November 2025
AC to Heating Switchover	October 14th
Annual In Suite Fire Testing	November 10 - 12



Halloween



Residents are welcome to drop by the Management Office on October 31 during the day to pick up some Halloween treats!

Costumes are encouraged, and all ages are welcome to visit us!

We look forward to seeing you and celebrating a little Halloween spirit together.

We also love to see our PET community at our Office and as always have TREATS!



Safety and Security

Keeping our building safe is a collective effort. Please follow these essential guidelines to protect yourself, your neighbors, and our community.

Building Access & Security

- Do not allow strangers to enter when entering or exiting the building. If unsure, direct them to contact the resident they are visiting.
- Use accessibility buttons only when necessary to prevent unauthorized entry.
- Always keep exterior doors closed, even if stepping away for a moment.
- Please don't grant access via the enter-phone to unidentified individuals.

Parking & Garage Safety

- Close the garage door using the alternate button on your remote when entering and leaving the building.
- Lock your car doors and roll up windows to deter theft.
- Never leave valuables or visible items inside your vehicle.

In Case of Emergency, please call:

Ambulance, Fire, Police: 911

Horizon Property Management
(24h) Emergency: 416-332-4988

Fire Safety

- The Corporation conducts monthly and annual fire system tests to ensure resident safety.
- Tampering with fire devices in your unit can activate the building-wide alarm, leading to disruptions and potential fines.
- Always be mindful of fire hazards such as unattended candles, overloaded power strips, or blocked smoke detectors.

Elevator Safety

- Elevators undergo monthly safety testing to ensure reliability in both daily use and emergencies.
- If moving in or out, please use the designated service elevator and book in advance with Management.
- Be courteous—avoid holding doors open for extended periods.

Stay Alert & Report Concerns

- If you notice suspicious activity in the building or garage, notify Management at officebeebloor.ca or contact the police.
- Even small details can help prevent security incidents and keep our community safe.

Meet the Board and Management

Board of Directors

TSCC 1802

Board of Directors
Peter Penney, President
Fred Lord, Vice President
Erin Walsh, Secretary
Dale Walker, Treasurer
Heather Moore, Director

Horizon Property Management

Glen Bazouzi - Property Manager
Corinna Sepp - PMA

Building Superintendent

Erwin Arca

Management Office Hours

Monday to Friday

9 am to 5 pm

*Management office is closed
on statutory Holidays*

Contact us

Direct Office :416-537-5420

Horizon Phone: 416-332-4988

Email: Office@bebloor.ca

