

# Spring Newsletter

MAY 2025

**BEBLOOR** TSCC 1802-1369,  
BLOOR STREET WEST, TORONTO ON M6P 4J4



## Welcome!



The Board of Directors and Management at beblloor extend warm wishes as we welcome the vibrant Spring and Summer seasons.

Over the past year, Horizon Property Management has worked closely with your Board and staff to maintain a safe, clean, and welcoming community. We're proud to support a building that continues to exceed expectations.

In this newsletter, you'll find helpful tips on condo living, maintenance, and safety—because a great community starts with all of us.

## Inside This Issue

### Community Life & Wellbeing

Stay connected and enjoy a thriving community.

### Safety & Security Essential Tips

to keep our building safe.

### In-Suite Maintenance Reminders

Seasonal tips to maintain your home.

### Building Maintenance, Projects & Events

Updates on improvements and upcoming happenings

# Ensuring Enjoyable Environments

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## Pet Etiquette

We're proud to be a pet-friendly community and appreciate your help in keeping shared spaces clean and respectful for everyone.

- Pets must be leashed and supervised at all times in common areas.
- Owners are responsible for cleaning up after their pets and for any damage or cleaning required in shared spaces.
- We kindly ask that dogs not urinate on the building or planters near entrances. This occurs multiple times daily, and it's not realistic to clean these areas that frequently. With warmer weather, no one wants the entrances to smell unpleasant.
- If this continues, a \$50 cleaning fee will be charged to those responsible.
- Please also be considerate in the dog park, keeping noise levels down for nearby residents with open windows or patios.



## Respecting Shared Spaces & Reducing Noise

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

To help preserve the condition of common areas—including carpets, walls, and elevators—please handle bikes, rollerblades, and skateboards with care.

- Do not ride rollerblades or skateboards inside the building.
- Be mindful when moving bikes to avoid scuffing or damaging surfaces.

Thank you for helping keep our shared spaces in great shape for everyone.



## We're happy to assist you!

Management is available via Service Request ([www.condocontrol.com](http://www.condocontrol.com)) and happy to assist you for any inquiries or concerns.

# Safety and Security

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## Abiding by the Rules

- Condominium living requires cooperation and respect for neighbors.
- The rules in the Declaration are designed to promote safety and enjoyment for everyone.
- The Board and Management appreciate residents who follow the rules and contribute to a positive community.
- Please note: rule violations are tracked, and letters will be issued to involved residents within 30 days of the infraction.

## No Exterior Satellite Dishes or Antennas

- As per the Condominium Declaration, satellite dishes, antennas, or aerials are not permitted on any part of the property—including units and common elements like balconies.
- Residents can access the same programming through Bell Fibe TV or Rogers Digital Cable without the need for exterior equipment.



In Case of Emergency,  
please call:

**Ambulance, Fire, Police: 911**

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

## Security Reminders

While on-site security is in place for your safety, everyone plays a role in keeping our community secure:

- Do not allow strangers into the building or grant access via the enterphone to unknown individuals.
- Never leave exterior doors propped open, even briefly.
- Lock your vehicle and close all windows; keep valuables out of sight.
- When entering the garage, wait for the door to close fully before proceeding.
- Report suspicious activity to the Management Office during business hours or the Security Desk (9 PM – 5 AM) at 647-836-2848. Even small details can make a big difference.

## Carbon Monoxide Detectors Required

- For your safety and in accordance with City of Toronto By-law No. 60-1998, all residents must install carbon monoxide detectors on both the top and bottom two floors of their unit—due to proximity to the mechanical boilers and parking garage.
- This is the owner's responsibility.
- For questions, please contact the beblor Management Office at 416-537-5420 or [office@beblor.ca](mailto:office@beblor.ca).

# In-Suite Maintenance Reminders!

## Heating & Cooling | In-Suite

The HVAC System is capable of providing heating or cooling to the in-suites at any point in time.

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



## 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.

## Balcony BBQ Safety & Etiquette

Warmer weather makes outdoor grilling a welcome change.

- Only electric BBQs are permitted for use on the balconies.
- Planters being hung must be inside the balcony
- Nothing is to be affixed to the building (wall)
- Be Mindful of Smoke & Odors.
- Turn off the BBQ completely after use.
- For everyone's safety and comfort, please do not throw cigarette butts off your balcony. This is a serious fire hazard and may damage other residents' outdoor furniture.

## Cooling & Energy Efficiency

- ✓ Set your A/C to an efficient temperature (ideally 22-25°C / 72-77°F) to stay comfortable while conserving energy.
- ✓ Clean air vents and filters to ensure proper airflow and reduce strain on the system.
- ✓ Unplug unused electronics to reduce energy consumption and prevent overheating.
- ✓ Seal Windows & Doors – Check for drafts or leaks around windows and doors to prevent cool air from escaping and hot air from entering.

# Spring Cleaning & Proper Disposal

## Garbage

- For health and safety reasons, all garbage must be securely tied in plastic or polyethylene bags strong enough to prevent breakage. Household garbage should be disposed of via the garbage chute. If your bag is too large for the chute, please bring it to the Recycling Room on the P1 Level.
- Do not dispose of bagged cat litter in the chute, as the bags often break and the loose litter can damage the chute system.

## Batteries & Lightbulbs

Used household batteries can be placed in the battery disposal station located in the Recycling Room. Light bulbs should be disposed of according to posted instructions in that same area.

## Storage on Balconies

Balconies may not be used to store goods or materials. Seasonal furniture is permitted, but must be securely fastened to prevent it from being blown off by the wind. If you are currently storing other items, please remove them promptly.

## Underground Parking & Locker Clutter

Parking spaces should only be used for vehicles. Items left in parking or locker areas without authorization are subject to removal. Please keep these spaces clear to ensure safety and accessibility for all residents.

## Recycling

- Residents are responsible for proper recycling practices. Break down all boxes before discarding them. Oversized boxes must be flattened and taken to the P1 Recycling Room—do not leave garbage inside boxes, even if the items are recyclable.

## Furniture Disposal

Bulk waste and furniture should be taken to the garbage gates behind the west lawn. All mattresses must be placed in a mattress bag before it is disposed. Bags are available from the management office.

The gates are open:

- Monday to Friday: 7:00 AM – 8:00 PM
- Saturday & Sunday: 8:00 AM – 12:00 PM



# Recreation & Amenities

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Do you enjoy watching an entertaining movie or reading a good book? 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.



## Boardroom

The Boardroom is a great place for busy meetings, tutoring sessions, or simple reflective study. 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 an annual basis. Contact the bebloor Management Office for more information.



## Library

A small, secluded, relaxing space above the north end lobby that allows for quiet conversation, reading, or study has been updated with new furniture.

# Recreation & Amenities Continued

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## Family Area and Outdoor Grill



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.

There is also a propane BBQ that is available for use by the residents on a first come first serve basis. We request that you be mindful if you see another resident waiting to use the BBQ.

## 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.

## Gym



The gym is equipped with these main items and we continue to add enhancements. We welcome any suggestions!

- 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

## Swimming Pool



Solar panels were installed last year that increased the temperature of the pool by 9 to 12 degrees. We have had positive feedback from the panels warming the pool. The pool is expected to open on June 1<sup>st</sup> through to Sept.

There will be no lifeguards this year. However, we do have on-call mobile security. If you see that any residents are not abiding by the rules, please call security. The number will be posted once the pool is open.

# Building Maintenance

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A well-maintained property that boasts a community of mindful and considerate neighbors 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 Bebbloor remains a shining example of a Condominium striving to exceed expectations.

A reminder that all amenities are now back in service. Please use the web portal [www.condocontrolcentral.com](http://www.condocontrolcentral.com) for more information.

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 neighbors. Do not carry out renovation work outside of the allowable hours. Here are links to, [Reno Request Agreement](#) and [Flooring Replacement Policy](#).



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.

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

- Water puddles on your balconies
- 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

# Spring Maintenance Calendar

<p><b>Week of May 26th</b></p>	<p align="center"><b>- Underground Power Wash -</b></p>
<p><b>Week of May 26th</b></p>	<p align="center"><b>- Carpet Cleaning -</b> High pressure deep steam cleaning will be used to clean all carpets in the common areas at BeBloor</p>
<p><b>Week of May 26th</b></p>	<p align="center"><b>- In Suite Fan Coil Maintenance -</b> All units will be serviced throughout May/June for fan coil maintenance . A Notice will be sent with more details.</p>
<p><b>May 5th</b></p>	<p align="center"><b>- Air Conditioning -</b> Air Conditioning has been turned on . Kindly report any HVAC problems to the Board, Management, or Building Staff.</p>
<p><b>June 1st</b></p>	<p align="center"><b>- Swimming Pool -</b> Will be opened on June 1st</p>
<p><b>May/June TBD</b></p>	<p align="center"><b>- Window Cleaning -</b> All inaccessible window, front balcony panels will take place in late-May/June. Detailed notice to follow.</p>
<p><b>BeBloor Social Events</b></p>	<p align="center">The Board would like to have 1-2 social events for the Residents. We would like to start with a Spring/Summer gathering. Stay tuned for more details!</p>



# BeBloor Community

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## Residents can access the BeBloor community website to:

- Contact the Board directly ([board@bebloor.ca](mailto: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



## 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! Kindly note that Management does not facilitate or monitor this group. For building-related concerns, continue to contact the Management Office directly via [www.condocontrol.com](http://www.condocontrol.com) or [office@bebloor.ca](mailto:office@bebloor.ca)



## Couriers & Uber Eats, etc.

Reminder: Add Your Buzzer Code

Please include your buzzer code on all delivery orders to ensure smooth drop-offs.

Management isn't responsible for missed deliveries or for opening the door for couriers.

Thanks for your cooperation!

# Meet the Board and Management

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## 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**

Phone: 416-332-4988

Email: [Office@bebloor.ca](mailto:Office@bebloor.ca)

