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Building Maintenance

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A reminder that all amenities are now back in service. Please use the web portal www.condocontrolcentral.com for more information.

One of the more common complaints that we receive deals with renovation noise. Please be considerate of your neighbors, 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

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.

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 Fibe-TV and Rogers Digital cable.

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.

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 beblor Management Office at 416-537-5420 or email office@beblor.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 behavior or suspicious individuals in your building or garage. If you see anything unusual, please contact the beblor 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 6 pm to 6 am. 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

It is the responsibility of the 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.

Furniture Disposal

The garbage gates behind the west lawn is for bulk garbage. The gates are open from 7am to 8pm daily. Saturday/Sundays from 8am to 12pm.

Window Cleaning

Window cleaning of all inaccessible window and the front of your balcony will take place in May/June (detailed notice to follow). Information for the cleaning of inaccessible windows and

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 units on or before May 15th, 2024

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. Your neighbors 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. 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.

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. Please also be mindful when in the dog park to keep the loud noises down as there are other owners that sit on their patio and have their windows open.

Bicycles, Rollerblades and Skateboards

Common area finishings 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

Recreation and Amenities

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, beblor has something to offer you this season. Come and enjoy the various amenities that beblor 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 beblor 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 beblor 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 beblor 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 beblor Management Office for more information.

Swimming Pool

As mentioned at the AGM on March 19th, we are installing solar panels to increase the temperature of the pool by 9 to 12 degrees. The pool is expected to open on June 1st through to Sept. There will be no lifeguards this year.

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.

There is also a propane BBQ that is available for use by the residents on a first come first served basis. We request that you be mindful if you see another resident waiting to use the BBQ. We are replacing the BBQ for the 2024 season as well as replacing the lock to a FOB.

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 beblor's enclosed, leash-free dog park. Hang out with other beblor 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, 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.

www.bebloor.ca

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Board of Directors

Peter Penney, President

Fred Lord , Vice-President

Dale Walker, Treasurer

Sam Sheenan, Secretary

Natasha Pirone, Director

Horizon Property Management Inc.

Glen Bazouzi, Property Manager

Corinna Sepp- PMA

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 neighbors. Let's show the community what it's like to be... bloor!

bebloor Management Office Hours

Monday to Friday

9:00am to 5:00 pm

416.537.5420 / office@bebloor.ca

Spring Maintenance Calendar

April 23 & 24	Underground Power Wash Complete.
May (Dates TBD)	Carpet Cleaning High pressure deep steam cleaning will be used to clean all carpets in the common areas at bebloor.
June (Dates TBD)	HVAC Maintenance All units will be serviced throughout May and will include a filter change. Complimentary filters will be distributed again in the Fall with a notice to be issued to all in advance.
May 15th	Air Conditioning Will be turned on or before May 15 th . Kindly report any HVAC problems to the Board, Management, or Building Staff.
June 1st	Swimming Pool Will be opened on June 1 st
May/June (Dates TBD)	Window Cleaning All inaccessible window, front balcony panels will take place in late-May. Detailed notice to follow.