

Spring Newsletter

As we embrace the vibrant energy of the Spring and Summer seasons, the Board of Directors and Management of BeBloor Community extend warm and joyful wishes to all our residents.

Throughout the past year, Horizon PMI has closely collaborated with your Board of Directors and Building Staff to enhance your condominium living experience.

In this newsletter, explore valuable advice on well-being in condo living, effective building maintenance, and enhancing safety and security.



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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

Connect with Management!

e-mail: office@bebloor.ca

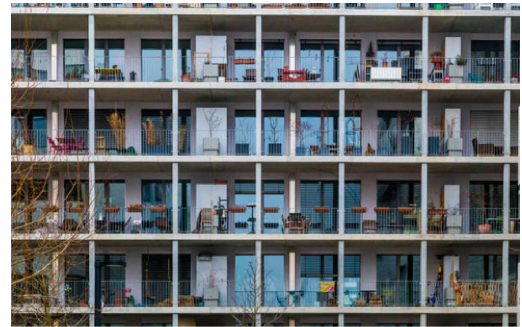
Community Life and Wellbeing



Open Windows & Courtesy

As we welcome fresh air into our homes, please be mindful of noise levels, cooking odours, and smoke that may travel between units. Being considerate helps maintain a comfortable environment for all residents.

Spring often brings more activity in and around the building. Whether you're hosting guests or enjoying your balcony, please remain mindful of noise and shared space usage.



Pet Etiquette



We appreciate having a pet-friendly community!

To ensure a comfortable environment for everyone, Rudy at bebloor would like to remind everyone to 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.



Safety & Security

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

Building Access

- 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



- Lock your car doors and roll up windows to deter theft.
- Never leave valuables or visible items inside your vehicle.

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.

Stay Alert & Report Concerns

If you notice suspicious activity in the building or garage, call police then notify management at office@bebloor.ca

Even small details can help prevent security incidents and keep our community safe.

In Case of Emergency, please call:

Ambulance, Fire, Police: **911**
Horizon Property Management (24h)
Emergency: **416-332-4988**



In-Suite Maintenance Reminders

Heating & Cooling | In-Suite

The heating to cooling switchover in the building is now complete. For optimal performance and better air quality, we encourage you to regularly check your heat pump and consider changing the filters more frequently.

Checking Windows & Screens



Inspect your windows and screens for any damage after the winter months. Ensure screens are secure to prevent insects from entering and to maintain safety.

Spring Fire Safety Reminder

Continue to ensure smoke detectors are functioning properly. Replace batteries if needed and keep exits clear as part of ongoing home safety.

In-Suite Water Shut-off Guide

In the event of a flood, residents can shut off the water supply within their suite. A guide was shared with all residents last year—please click the link below to access it for your reference.

[WATER SHUT-OFF GUIDE](#)



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

Recreations & 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. Booking can be done online via Condo Control - Amenity Booking tab.

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. Booking can be done online via Condo Control - Amenity Booking tab.



Board Room

The Boardroom is a great place for busy meetings, tutoring sessions, or simple reflective study. For access, please contact the beblor Management Office.

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.

Family Area & Outdoor Grill

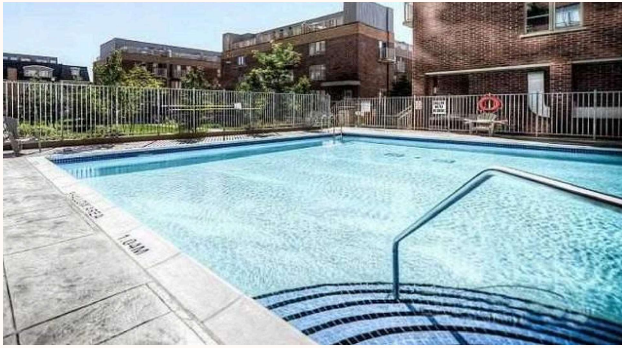


A well-kept, grassy enclosure located on the east lawn, the Family Area is a great place for friends and family to spend time together.

There is also a propane BBQ that is available for use by the residents will open on the May long weekend.

Recreations & Amenities Con't

Swimming Pool



The pool is expected to open **from June 1 through September.**

Please note that there will be no lifeguards on site this year; however, on-call mobile security will be available. If you notice any residents not following the pool rules, please contact security. The contact number will be posted once the pool opens.

Gym

The gym offers a range of fitness amenities to support your workouts, along with a dedicated space for stretching and a television for added convenience. We continue to make improvements to the space and always welcome suggestions from residents.

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 beblor Management Office for more information. or to be put on the waiting list Bike racks have also been approved to be hung in your parking spot.

Dog Park



As a condo Owner/Resident and also a dog owner, Pax asks that you 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.

We love seeing residents enjoy the amenities and kindly ask that they are treated with care and respect.

If you have any suggestions or feedback, please feel free to reach out to management –we'd be happy to hear from you.

BeBloor Community

- 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

Facebook



Join the bebloor Facebook group. With over 100 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! <https://www.facebook.com/groups/bebloor>

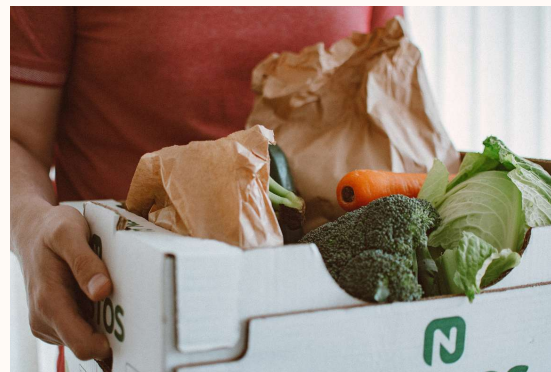
Kindly note that Management does not facilitate or monitor this group. For building-related concerns, continue to contact the Management Office directly via www.condocontrol.com or office@bebloor.ca

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!





Maintenance, Projects, and Events

Annual Summer Gathering

Exciting news! The board is gearing up for our annual summer gathering and we cordially invite all residents to join us for an enjoyable opportunity to connect with one another. More information to follow once a date is set.



EV Charger - Updates

Thank you to everyone who attended the information session led by Evolute. We appreciate the strong turnout and excited to offer this program. The greater the number of interested residents, the more cost-effective the program may become for participants. Please contact the Management office for further information regarding registration.

AGM UPDATES

Lobby Enhancement

We're excited to announce that the work is underway to enhance the lobby and overall curb appeal of the building.

Anti-Harrassment & Civility Rule

The Corporation has developed an anti-harrassment and civility rule, which will be shared with owners this Spring. This initiative aims to promote respectful conduct within the community.

Security

It was noted that security services were updated during the year. While costs were higher than originally budgeted, the change in provider has resulted in improved accountability and overall service levels.

Spring Maintenance Calendar

Heat to AC - Switchover	Complete
Garage Power Wash	Complete
Garbage Chute & Bins Power Wash	June
Carpet Cleaning	Week of June 30th
Window Cleaning	Week of June 15th
Fan Coil Maintenance	June 24 - June 29th





Meet The Board & Management

Board of Directors

TSCC 1802

Peter Penney, President
Kaelan Karjalainen, Vice President
Dale Walker, Treasurer
Heather Moore, Secretary
Fred Lord, Director

Horizon Property Management

Glen Bazouzi - Property Manager
Corinna Sepp- Property Manager Associate

E-mail: office@bebloor.ca
Office Phone: 416-537-5420
24/7 Line: 416-332-4988

Office Hours: Monday to Friday 9am to 5pm
Office is closed on statutory holidays.

Superintendent

Erwin Arca

