

FOUNDRY FORUM NEWSLETTER #2

1. Foundry Forum

Just a reminder about the online forum we have created where you can post questions, and we will do our best to answer your questions in a timely manner. We will also post the most recent Foundry Forum newsletter at the site. You can access the site by going to: www.jubejube.net and scrolling down to “MEMBERS WEB PAGES” and “CLICK FOR FOUNDRY FORUM”. You are now at the site and can post a new topic, reply to a current topic or info, or read up on the other topics.

2. Garbage and Recycling

Residents are reminded to break-down recycling as much as possible to ensure that recycling is not left in walkways, doorways, etc. **Please remember that the recycling and garbage areas are located in front of people’s homes and we hope that residents can extend the courtesy of trying to keep these areas as tidy as possible for their neighbours.**

3. Pick up after Pets

We kindly ask residents to immediately remove excrement left by their pets. When pet waste is disposed of improperly your health may be at risk, children playing outside and family pets are most at risk for infection from some of the bacteria and parasites found in pet waste. Our development has clear rules regarding this issue. Please see your copy of *Davenport Village Rules, Article 5, Section (k)*.

4. Painting of Directional Arrows in Underground Garage

Arrows have been painted on the entranceway and throughout the underground garage to allow for safe two directional traffic in the underground parking garage.

5. Underground Garage Security Issues

A vehicle was recently broken into in our underground garage. We ask residents to report anything that seems suspicious to the police or if unsure please do not hesitate to contact our property manager Ileana at Taft. Her contact information is available at the end of the Newsletter.

6. What is a Performance Audit?

Candac, a very reputable engineering firm has been selected to perform the Performance Audit of our development. A performance audit requires an inspection of the common elements of new condominiums, such as the foundation, walls (crumbling cement finishing on planters and lower terraces), doors, roof and parking garages. This is to ensure that any major problems are found before the 12-month deadline for submitting warranty claims under Tarion Inc., formerly know as the Ontario New Home Warranty Program.

The performance audit also includes a survey of owners, which has already been sent out to owners, that inquires of any damage to their units caused by defects in the common elements (balconies, for example, are part of the common elements). The timeframe for the audit is as follows: “(2) A performance audit shall be conducted no earlier than six months, and no later than 10 months, following the registration of the declaration and description. *Condominium Act, 1998, c. 19, s. 44 (2).*” Common

elements may be covered under warranty for up to \$50,000 times the number of units, to a maximum of \$2.5 million. The common elements warranty takes effect the day the condominium corporation is registered.

7. What is a Reserve Fund Study?

New condominiums must complete a reserve fund study within one year of registration, all condo corporations must maintain a reserve fund for the sole purpose of paying for major repairs and replacement of the corporation's common elements and assets. Corporations are required to conduct a reserve fund study to determine whether the fund will cover these costs. Once the study is complete, the board proposes a plan to ensure the reserve fund is adequate. All owners will be given a notice containing summaries of the study, a plan and a statement indicating any differences between the two.

8. When is the Annual Meeting?

Our Annual Meeting will be held some time in March or April of 2009 just after the end of our fiscal year, as per the *Condominium Act*. **“(2) The board shall hold a general meeting of owners not more than three months after the registration of the declaration and description and subsequently within six months of the end of each fiscal year of the corporation. *Condominium Act*, 1998 S.O. 1998, CHAPTER 19, Part 4, Section 45.”**

9. Rodent Issues

Winter is around the corner and rodents (i.e. mice, etc.) are a common winter pest. We ask residents to avoid leaving their doors open for long periods of time as it only takes a few seconds for mice to slip in an open door. Stations are set up around the property to deal with any issues on the exterior of the property.

10. Insurance

Homeowners are reminded to have insurance coverage that covers personal property, e.g. furnishings, fixtures, decorating, or any improvements on their units, etc., for both tenants and unit owners. The Corporation's insurance does not cover the above noted issues. We attach for your review a copy of the Corporation's Insurance Policy. Please review the **Registered Declaration, Article VII – Insurance, section 7.3** for further information regarding owners insurance requirements.

11. Window Coverings

As per our **Condominium Declaration, Article 4 – General Restrictions, section 4.1 (c)** “...All shades or other window coverings shall be white or off-white when visible from the outside and all draperies shall be lined in white or off-white to present a uniform appearance to the exterior of the building.” This means that you can have any colour drapery or window coverings, as long as they appear white from the outside. White drapery liner or white blinds/shades can be used in conjunction with your drapery so as to ensure that from the outside it appears that the window covering is white or off white.

12. **Underground Garage Power Washing**

The Board and Management apologizes for the delays with the power washing in the underground garage. The Company that was initially selected for the power washing did not attend at the scheduled time and they did not have the proper equipment for the job. The board decided to get additional quotes for the job and decided on a new company to perform the power washing.

13. **Window Washing**

The board decided to delay the window washing due to the exterior landscape work on the Foundry Lofts, etc. The window washing has now been completed.

14. **Plant and Soil Replacement**

The builder has promised to replace soil and any dead plants on our property. Many of the concrete planters need a waterproof membrane applied to the interior of the planters to keep moisture from damaging the concrete. The membrane, soil and defective plants will all be replaced at the same time. The board, along with Ileana, will monitor this and make sure the builder makes the repairs/replacements as promised.

15. **Exterior Lights**

The exterior light issue was resolved and all lights are in good working order.

16. **Contact Info for Taft Forward Property Management Group**

Property Manager	Ileana Onose Phone 416-482-8001 ext.230 Fax 416-482-8010 Email ileanao@taft-forward.com	Dealing with all items pertaining to the condominium
Property Administrator	Dina Gyara	Assistant to the Property Manager, sending out correspondence, status certificates and liens.
Accounts Receivable	Jasmine Liu	Dealing with the collection of the common element fees, post dated cheques and PAFT

17. **Contact for Davlan Construction Corporation**

Customer Services	(416) 638-5980	Dealing with the collection of the common element fees, post dated cheques and PAFT
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