

# Davenport Village - TSCC# 1901

## FOUNDRY FORUM NEWSLETTER

### June, 2009

#### 1. Foundry Forum

Welcome to another edition of the Foundry Forum. We have a busy newsletter for you as there has been a lot on the go in Davenport Village and we'll be working to keep you better abreast of some of the issues and changes coming to our community.

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](http://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.

Below, we'll discuss many items that have come up over the winter and spring and plans for the coming summer months.

#### 2. 2009 Annual General Meeting

The 2009 AGM was held on April 27, 2009 with a proper number of residents and owners to provide a quorum for the proceedings. At this meeting, a new member of the Board of Directory was elected to replace a member whose one year term was up.

We'd all like to thank Susan McDonald for her hard work and assistance over the past year with helping to get the board up and running after the condominium was officially registered. Susan's work on the newsletters and correspondence was greatly appreciated and if you see her around the neighbourhood please thank her for the work she did. We'll miss you Susan!

Replacing Susan we would like to welcome Minerva Alcolea to the board. We have quite a lot on the agenda in the coming year and look forward to her help in making Davenport Village a better community for us all.

#### 3. Garbage and Recycling

Garbage and Recycling have been an ongoing problem as some residents continue leaving recycling and garbage on the ground around the recycling bins and garbage chutes. We strongly ask and remind everyone not to do that. Please break-down recycling and garbage as much as it is necessary to ensure that recycling and garbage are not left in walkways, doorways, etc. We suggest that if the recycling bins are full you wait to dispose of your recycling either until the bins have been emptied or until late at night on the night before the morning the recycling bins are being emptied. **Please remember that the recycling and garbage areas are located in front of people's homes and all residents have the obligation to keep these areas as tidy as possible. On behalf of all residents we request that everyone complies with those rules and further appreciate your courtesy in this regard to all neighbours but in particular to those living next to the recycling and garbage areas. Please also remember what is and is not recycling. We have had reports of strollers, mini barbeques, and other such inappropriate items left in recycling. Obviously, this is not something that should be left in these areas.**

If you have large items that will not fit in the recycling bin or in the garbage chute please contact Ileana Onose at Taft Management who can help arrange special pickup of the items.

#### 4. **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)***.

#### 5. **Certificate of Insurance**

Please find the enclosed Certificate of Insurance for the Corporation.

#### 6. **The Performance Audit**

The Performance Audit was successfully completed and the results of which have been sent to Tarion. All work and remedies are to be completed by the end of July. A report on all deficiencies found in the performance audit (the review of common elements) was given to the board and work by Davlan should be started soon on these issues. If any repairs are required to a unit's private common elements (e.g. a deck) you shall be contacted in advance of the work.

#### 7. **Reserve Fund Study**

The reserve fund study is performed to ensure that the Corporation has enough funds allocated to its reserve fund for current and future repairs to common elements. This study has been completed and is due to be presented to the board at our next meeting in late June.

#### 8. **Visitor Parking**

Visitor Parking has been a concern for all residents for quite some time and this issue was discussed at this year AGM and has been touched on in past newsletters. Recently, the board completed the transfer of partial ownership of the visitor parking spots on Turntable Cress. To give us a 33% share in them. This has already been allocated in the budget for assisting with maintenance on these spaces and will not require any increase in the maintenance budget.

These parking spaces are to be shared by both Phase 1 and Phase 2 for the purpose of visitor parking only. **They are not to be used by residents for regular overnight parking.** We will be making arrangements with Phase 1 for parking enforcement on Turntable in the coming months.

Also please be aware that there is officially no visitor parking on Foundry Ave. This road will be the responsibility of the City of Toronto and despite whatever the developer may have told you, there are no plans for parking on Foundry. You can be ticketed at any time by the city if you are parked on Foundry.

If you have any issues with visitor parking please bring them to Ileana's attention.

#### 9. **Cockroach Issues**

There were reports in the area of a cockroach problem which we have now had Greenleaf respond to. Most of the units inspected did not have any issues, and the inspector has assured us that the issues we are experiencing are not serious and it is nothing that can't be handled through proper treatment and control. If you have any issues with cockroaches please call Ileana and she can get you in contact with Greenleaf for in unit treatments. Please keep in mind that if you have them, your neighbours are at risk as well and should be informed so they can be treated as well.

The board had approved covering the cost of monitoring on a one time basis, but all treatments are responsibility of the home owners.

#### **10. Pest Control Update**

Good news! We received confirmation from our pest control company that there has been no pest activity in the garbage room. It is still recommended that as the weather gets warmer residents, especially on the lower level, keep entrance doors closed to avoid insects or rodents from getting into their units.

#### **11. Window Cleaning**

Toward the end of spring some of you may have had your windows cleaned. This was not arranged by the board and appears to have been a mix up from Phase 1's arrangement to get their windows cleaned. We will be arranging our own cleaning of all exterior windows, excluding any on porches or decks soon and a notice will be sent out at that time.

#### **12. Phase 3 Development**

Ileana contacted the developer regarding the ongoing development of the adjacent lands and was informed that the new development (South Phase) will start after City approval (it may be end of this summer or late fall). The term of the construction will be one (1) year.

#### **13. Onsite Development and Maintenance**

- The fence that separates the lofts and our townhouse rows will be removed soon after the ground area is seeded or sodded.
- The developer has indicated that they will contact Ontario Hydro to clear and clean the area facing Davenport Road and the north end of our development.
- The developer will take action to protect and secure the stairs at the back of the office building south of the development.
- The office building is considered a historical building, as such no major renovation is allowed on the exterior walls.
- The underground parking will be having the spot division lines and other ground lining repainted soon. A notice will be sent when this is scheduled to occur.

#### **14. Terraces**

Residents are asked to refrain from accessing their neighbours terrace to retrieve toys, etc. These terraces are exclusively for the owners of the individual units and should not be accessed without permission for any reason.

#### **15. Smoke Detectors**

Smoke detectors represent a big issue for Toronto Fire Department and they recommend that owners check all smoke and monoxide carbon detectors in suites to ensure that they are working properly. If you are having any issues with your smoke detectors please contact Davlan Construction before the end of the year to be sure they are dealt with as a warranty issue.

## **16. Noise issues**

Many residents will be using our outdoor areas and leaving windows open as we get into the summer months,. Please be aware of your neighbours when it comes to noise issues, whether it is with children playing in common courtyard areas, music played loudly with open windows, or pounding of feet on hard floors. We all have a responsibility to remember we have neighbours beside us and either above or below us, so let's all be good neighbours please.

## **17. Phase 1 ( T.S.C.C.# 1824) Courtyard**

As some Phase 1 residents have complained that children from Phase 2 use Phase 1 courtyards as a playground, we would like to bring to your attention that the central courtyard in Phase 1 is private property of Phase 1 residents. We suggest parents from Phase 1 advise their children not to play in Phase 1 courtyards unless they have been invited over by a Phase 1 resident. Along those lines please report any disturbances in your own area to Taft when they happen and if need be we will report to Phase 1.

## **18. Davenport Village Park**

On Wednesday March 25th, the City held a meeting at Joseph Piccinnini Community Centre on the proposed park that will be located next to Phase 3 development of Davenport Village. This is the park that the sign at the end of Power Station Boulevard and Foundry sits at and marks the entrance area for the park.

Our City Councillor, Cesar Palacio, and his staff presented the plans for what is called Davenport Village Park. The landscape architects, Styros, Byrron, King (S.B.K.) were hired to develop the plan and were on hand to explain details of the plan.

The park will be developed in two phases. Phase 1 of the plan is to be tendered out this fall with hopes for completion by the spring of 2010. The second phase is known as the Master Plan and will be completed as funds become available. The park is to be an acre and a half with a green corridor running the length of the CN Railway line. The main entranceway of the park is to face Power Station Blvd., which will act as the centre line for the park. A stone tile square accented by a metal gazebo will highlight the entranceway of the park. The gazebo will be 16' by 16' in shape and will have seating and bench areas around and within.

The initial phase of the park will also see two children play areas. Both areas will have adventure playground like structures. Both areas will be found at the back of the park furthest from the street area. One area will be for younger children and the other for more senior children. The surface area will be wood chip mulch as opposed to the traditional sand surfaces.

The park will have trees surrounding the perimeter and will consist of shading and buffer trees. The shading trees will be oak and maple trees and the buffer trees will be made up of coniferous vegetation. Iron fencing will be used to separate the housing from the park. Additionally, a wood crash fence is being built along the railway lines to help cut down on sight and sound of the trains. A suggestion from a resident came to add a tree line with the fence to help with the buffering. And a question came up about lighting in which we learned that six lights would go into the park. Four lights would be at the edges of the park and two in the centre.

Concerns for the funding of the park came up. A representative of the developer explained that monies from the first three phases of Davenport Village have been collected with exclusive use for the park only. The additions to the Master Plan of the park will be funded by subsequent phases of Davenport Village. There are three additional amenities being planned in the future. The main one is a water play area which according to the drawing included colour patterned concrete, a sprinkler and a pooling area of wading depth. Another feature is a shaded area in between the children play areas using a trellis. And the third feature would be a pedestrian corridor which is essentially a walkway that would travel along the rail lines and would connect future developments with the park. Once the park is built the city would assume the upkeep and maintenance.

## 19. In-suite Repairs

Finally, please be aware that Davenport Village Phase 2(T.S.C.C. # 1901) residents will be entering the end of their warranty phase for in unit repairs from the builder by the end of 2009. If you have not contacted them for issues then please do so as soon as possible to arrange repairs before the end of the year.

## 20. Contact Info for Taft Forward Property Management Group

<b>Property Manager</b>	<b>Ileana Onose</b> Phone 416-482-8001 ext.230 Fax 416-482-8010 Email ileanao@taft-forward.com	Dealing with all items pertaining to the condominium.
<b>Property Administrator</b>	<b>Dinaz Gyara</b> Phone 416 482 8001 ext.212 Fax 416 482 8010 Email dinazg@taft-forward.com	Assistant to the Property Manager, sending out correspondence, status certificates and liens.
<b>Accounts Receivable</b>	<b>Jasmine Liu</b> Phone 416-482-8001 ext.223 Fax 416-482-8010 Email jasminel@taft-forward.com	Dealing with the collection of the common element fees, post dated cheques and PAFT.

## 21. Contact for Davlan Construction Corporation

<b>Customer Services</b>	(416) 638-5980	Dealing with suite issues.
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