

Davenport Village - TSCC# 1901
FOUNDRY FORUM NEWSLETTER
April, 2010

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 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. 2010 Annual General Meeting

Our Annual Meeting will be held by the end of April of 2010. The Annual General Meeting will consist of a discussion of the common elements, financials, along with the election of a board member and other property related topics. All owners are welcome. A pre-notice followed by the documents package of AGM will be mailed at the beginning of April to each owner.

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 for the period covering December 4, 2009 to December 4, 2010, Declaration, Schedule "C"-Boundaries of the residential units and Taft Forward's pamphlet which may help you having an adequate and full coverage of your home.

It would be in the best interest of both the Condominium Corporation and the individual unit owners that the Condominium Corporation continues to obtain and maintain insurance coverage for the building.

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 and Final release has been issued to Tarion.

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 already presented to the board.

7. **Visitor Parking**

The ownership of the 25 Visitor Parking Units, located on Turntable Cr, has been transferred to the corporation. Our shared contribution of common expense is 37.74%. These parking spaces are to be shared by both TSCC# 1824 and TSCC# 1901 for the purpose of visitor parking only. **They are not to be used by residents for regular overnight parking.** As of October 1, 2009 Security Advisors Group is authorized by both corporations' boards of directors to issue parking infraction notices on Turntable Cr. Please find enclosed "Turntable Cr visitors parking automated permit system notice.

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.

Under no circumstance, either residents or their visitors are not allowed parking their vehicle into the first section of the underground garage. We remind all owners that this section is NOT our property and all vehicles found in that restricted area will be towed at the owner's expense.

8. 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 contact Greenleaf at 416 998 9473 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.

9. 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. We keep monitoring mice activity every month.

10. Security cameras installation to the underground garage

Due to multiple break-ins to vehicles in our underground garage, Board of Directors approved security surveillance cameras installation in the underground garage. The surveillance system is monitored by Gems Security Systems. As additional measures to improve security to the garage, all locks to the access doors to the underground garage have been changed, as well the code to the garage door opener.

We would like to take this opportunity, again, to ask that all owners/residents take the following precautions to help prevent this situation from recurring:

- Be sure to lock all doors and windows when leaving your vehicle and leave no valuable items in view including the garage door remote.
- If you are entering the underground parking, please ensure that the garage door closes behind you along with all doors.

11. 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.

12. 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.

13. Signage

It has been noted that real estate signage and other signage has been placed on various properties. This contravenes our condo rules and regulations and we ask that all residents abide by the rules. Having signage on our properties creates visual clutter and ultimately can affect the economic health of our community and ruin curb appeal. ***Davenport Village Rules, Article 5, Section (b).***

14. 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.

15. 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.

16. In-suite Repairs

Finally, please be aware that the warranty for in unit repairs from the builder expired at the end of 2009. If you need referrals for a specialized contractor, please contact Ileana Onose, the property manager.

16. Bicycles

Please note the Board and Management have been diligent in providing alternative storage areas for bicycles, outside the building, which allows for their safe storage, and we encourage everyone to make use of these provisions

Article 3, section 3.1 of the Condominium Corporation Declaration and Rules # 5-Common Elements, provision (f) “The passageways and walkways which are part of common elements shall not be obstructed by any of the owners or occupants or used

by them for any purpose other than for ingress and egress to and from a unit or some other part of the common elements;”

Please understand that the railings front of the properties and along sidewalks, are common elements property and no bicycles are allowed to be chained/locked to them.

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	Dinaz Gyara 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.
Accounts Receivable	Sujanthy Yoganathan Phone 416-482-8001 ext.223 Fax 416-482-8010 Email sujanthy@taft-forward.com	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 suite issues if still under warranty.
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