

**Davenport Village - TSCC# 1901**  
**FOUNDRY FORUM NEWSLETTER**  
**SPECIAL EDITION**  
July, 2010

**1. Foundry Forum**

Welcome to a *SPECIAL 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 all of you , including the new owners , better abreast of some of the issues and/or 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. Corporation's insurance claim and coverage**

Please be advised that due to the severe water damages at the property that seriously affected four units of the corporation, the board of directors had to file claims against the corporation's insurance for the in-suite necessary renovation after the incident. The number of the filed claims in 2010 as well the high cost of renovations will have an impact to the next year corporation's insurance policy, terms, conditions and increased value.

Upon receiving the adjuster's inspection report, the board can report that all claims were filed due to the same cause: broken flexible hose installed between the water pipe and toilet tank which is the owner's responsibility to maintain and repair/replace.

Therefore, please be reminded that:

**Declaration, Art. V- Maintenance and Repairs, provision 5.1-Maintenance and repairs by Owner, paragraph (iii)** saying that : " **all pipes, wires, cables, conduits, ducts and mechanical or similar apparatus, that supply any service to his/her Unit only;**"

The board takes this issue very seriously and has decided that it would be in the best interest of the development to have each unit inspected by a specialized plumber followed by recommendations of maintenance, repairs or replacement of such plumbing items if necessary. The board and management are pleased to inform you that many owners voluntarily changed these flexible hoses at an estimated cost of \$ 65.00-\$75.00 per Condo unit. The plumber assigned to perform emergency work at the flooded units was very helpful and assisted all owners who required this service. It was noted the old hose had no safety association stamp/markings and it was installed too tight with tools by the previous install.

**There will be no cost to owners to have this inspection performed.**

All deficiencies to the plumbing system revealed by the plumber's inspection report must be remedied immediately at the owner's expense. This is to avoid future costly insurance claims and of course the inconvenience caused when an owner and other units affected by flooding need to renovate/vacate their unit due to water damage.

Please call the property manager and ask for this plumbing inspection in suite.

Please be reminded that::

**Declaration, Art. V- Maintenance and Repairs, paragraph 5.1 – Repairs and Maintenance by Owner, section (b)** says that: “ **The Corporation shall make any repairs that an owner is obliged to make pursuant to paragraph 5.1 and that the owner does not make within a reasonable time and such an event, an owner shall be deemed to have consented to having said repairs done by the corporation, and an owner shall reimburse the corporation in full for the cost of such repairs, including any legal or collection costs incurred by the corporation in full for cost of such repairs.....”**

**Declaration, Art. V- Maintenance and Repairs, provision 5.2 – Responsibility of Owner for Damage** says that: “ **each owner shall be responsible for all damage to any and all other units and to the common elements, which is caused by the failure of the owner, his or her residents, family members, guests, visitors, tenants, licensees or invitees to his or her unit, to so maintain and repair his or her unit and such parts of the common elements for which he/she is responsible, or caused by the negligence or wilful misconduct of the owner, his or her residents, tenants, licensees, or invitees, save and except for any such damage for which the cost of repairing same may be recovered under any policy of insurance held by the Corporation. “**

**The board reminds all owners that the developer's as well the two year Tarion's warranty expired.**

**The board recommends the following steps being take, in case of a flood, that impact your unit, other units and/or common elements.**

**Step 1.** The owner must immediately notify the property manager with such incident and report the nature/extent of the damages.

**Step 2.** The owner must immediately contact his/her own home insurance company and require for immediate emergency measures to be taken.

**Step 3.** When severe damages occur that impact elements of your unit detailed under Schedule B (see attached) and/or impact other units or common elements, the property manager must file an insurance claim with the Corporation's insurance company. It is the property manager obligation to provide the corporation's insurance adjuster with the owners' contact information. Upon completion of all emergency work, the owner's home insurance representative will provide the corporation's insurance adjuster with the report of his caption loss done in-suite. The corporation's adjuster will assign the renovation's contractor and he will request the board's authorization for such work to the features and finishes being under corporation's insurance coverage.

All units, where the incident happened are resale homes.

It was brought to the board's attention that the new home owners did not received from their lawyers, upon closing , Schedule "B"- Features and Finishes, legal document and part of the original Agreement of Purchase and Sale signed between the developer and first owner . For your own home insurance purposes as well when filing a claim against the corporation's insurance, **please find a copy of Schedule "B" attached.**

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.

Once the corporation has not received yet a Standard Unit definition by-law at Turnover meeting, the board of directors required the developer to comply with the **Condominium Act, Article 43, section 5**,-" The declarant shall deliver to the board within 30 days after meeting a schedule setting out what constitutes a standard unit for each class of unit that the declarant specifies for the purpose of determining the responsibility for repairing improvements after damage and insuring them;".

### 3. Security cameras installation to the underground garage

Please be reminded that 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.

Unfortunately, due to the break-ins into our underground garage that happened in the last few weeks and in order to protect the security of the garage and its contents, Management with the approval of the Board changed the entry code of the automatic garage door opener. Now that we have security cameras installed in the garage, we were able to identify the culprit in a recent break-in and submitted security coverage to the police (including shots of the culprit's face and license plate).

There fore, we kindly ask you taking the following precautions to help prevent this situation from re-occurring;

- Be sure to lock all doors and windows when leaving your vehicle,
- Do not leave valuable items in the vehicle,
- For security purposes, please do not leave the garage door remote inside your vehicle.
- If an act of vandalism happens to your cars while parked into the garage, we require the owner of the vehicle to file a report to the Police.
- Please call or e-mail Ileana Onose and ask for video records.
- Each vehicle's owner must follow up his case with the Police, once stolen items and/or vandalised cars are private property and to ensure that they take action to apprehend the thief.
- Required video records of the incident will be at the vehicle's owner expense.

When entering or leaving the underground parking, make sure all garage doors close behind you. We also ask that all owners who have assigned parking spot(s) underground park their vehicles in the appropriate spot.

#### 4. Garbage and Recycling

We would like to remind you that 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. Such items should not be left in these areas.***

**Blue recycling bins on the side walk beside South garbage chute will be relocated to the back of our buildings (indent between the lofts and our property)**

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. All large items (appliances, bed frames, mattresses, furniture, carpet, wood pieces, etc.) must be deposited on the ramp, at the load area (indent besides the office building).

#### 5. 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)***.

#### 6. 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, are residents or their visitors not allowed parking their vehicle in 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.

## **7. 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.

**All treatments are the responsibility of the home owners.**

Please keep in mind that if you have them, your neighbours are at risk as well and must be informed so they can treat the problem in their unit also and the problem does not re-occur.

## **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. Once the warranty with the developer expired you may request repairs or replacement from any authorized electrician at your own expense. You may keep asking Campoli Electric for services, who is the original installer, at **416 213 9523**.

## **8. Windows cleaning**

The board decided to delay the window washing due to the construction in the area as well the stack chimney demolition upon receiving the City approvals. The window washing is scheduled for **July 26, 2010**. The board will notify the residents within a reasonable time.

## **9. Underground power washing**

The power washing underground garage has now been completed. The board and management would like to thank all residents that removed their vehicles and items from the garage so their parking spots to be power washed properly.

## 11. 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.

**Plumbing, heating and air conditioning services:** MRB- Monty Betancourt at **905 761 9290 ext 101**

**Heating and air conditioning:** MGS Heating Co. – George Stamate at **416 857 4808**

**Electrical system, smoke and monoxide carbon detectors:** Campoli Electric – Natale Prete at **416 213 9523**

### Contact Info for Taft Forward Property Management Group

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

### Contact for Davlan Construction Corporation

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| <b>Customer Services</b> | (416) 638-5980 | Dealing with suite issues if still under warranty. |
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