

FOUNDRY FORUM NEWSLETTER – MARCH 2011

Foundry Forum

Just a reminder about the online forum 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.

2011 Annual General Meeting

The Annual General Meeting (the “AGM”) is to be held on **April 12, 2011** and we encourage everyone to attend.

THERE ARE THREE POSITIONS AVAILABLE FOR THE BOARD OF DIRECTORS AND WE REALLY NEED TO GET PEOPLE TO APPLY. THIS IS YOUR HOME HAVE A VOICE! If you are interested in applying for one of these positions please fill out the attached Resume for Nomination or please feel free to contact Ileana (contact info at the end of the newsletter) for more information. The completed Resume for Nomination will be sent to all owners to notify them of your interest of being on the board. Make sure that you get to have your say by attending the meeting or providing your response by proxy.

Being on the board is a rewarding experience, the main qualification for being on the board is caring about the complex and the overall living environment of your neighbours. Directors need to carry out their duties responsibly and with a sense of fairness. Our Property Manager is there to guide the board through the governance process and will assist in the management of the complex. If you have any questions or concerns with being on the board, please do not hesitate to contact Ileana who would be happy to assist!

We'd like to thank Mark Koch and Minerva Alcolea for all of their hard work and assistance over the past few years on the board. Mark's wonderful work on creating and maintaining the Foundry Forum website continues to be an excellent communication tool for the condominium residents! We thank them for donating their time, it was greatly appreciated!

Inspection of Rooftops, Terraces and the Property

Over the winter significant issues arose with regards to some of the roofs, terraces and other issues on the condominium property. This spring the entire property shall be inspected to ensure that any deficiencies on the property are caught and repaired. The board will send out a letter following the inspection to keep everyone apprised of the situation and the steps that will be performed to correct them.

Outdoor Courtyard Lighting

The outdoor lighting issue is not yet resolved. Management undertakes to have a governmental electricity authority inspect the courtyard lighting and make recommendations for the major replacement of the lighting which will come from the reserve fund. Once the recommendations are received, we shall take various quotes from licensed electricians to perform the work. Unfortunately the lighting is not covered by Tarion.

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 keep these areas as tidy as possible for your neighbours.

For pickup of large items that either will not fit down the garbage chutes please contact Ileana Onose at Taft Management who can help arrange special pickup of the items.

Pick up after Pets

This issue seems to be an ongoing problem!! We kindly ask and remind residents to **immediately remove excrement left by their pets!** When pet waste is not disposed of properly 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).

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Property Insurance

Attached to this newsletter you will find a copy of the Certificate of Insurance for the condominium. Please note that the renewal insurance policy amount increased this year due to multiple insurance claims filed last year against the corporation's insurance due to the toilet hose issue and the damage that resulted as a result of them. If you have not had your toilet hose replaced please do so immediately by having a licensed plumber replace them with a CSA approved product.

Underground Parking Garage Cleaning

The annual underground parking garage clean-up will be coming up soon! Please try to ensure to have your vehicle and belongings out of the garage so as to ensure a proper cleaning can be performed. A notice shall be sent out to inform you of the upcoming date.

Cleaning and Painting of Vehicle Entry/Exit Underground Parking Garage Doors

Both of the Underground Vehicle Entry/Exit doors will be cleaned and painted all one colour this spring!

Grass Replacement

Some of the grass throughout the property will be replaced with new sod and re-seeded this spring. We ask residents to stay off of these areas to ensure that the sod and seeds take and the grass grows evenly. Some of the plants throughout the property will also be replaced.

Window Cleaning

Notice for the annual window cleaning will be sent out this spring. Please make note that you will have to arrange your own cleaning of all windows on porches or decks, as they are excluded from the window cleaning.

Noise issues

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

Standard Unit Definition

Please also find enclosed the Standard Unit Definition which was provided by the builder. We recommend that you have your property insured according to the developer's proposed Standard Unit Definition until the document can be registered as a by-law. We recommend the new board register this definition as a by-law.

Visitor Parking Information

Visitor parking is located on Turntable Crescent and is shared with phase 1 residents. All vehicles parking in this area must be registered with the vehicle registration system otherwise the vehicles will be tagged and/or towed at the owner's expense. PLEASE NOTE: Resident vehicles that are registered to the property are not authorized to park there; they will be tagged or towed if parked there. To register your visitor's vehicle please call: 416-410-8676 and provide your full name, unit number and address, visitor's vehicle license plate number, vehicle make, and the date and time of call. We attach to this newsletter a card which you can keep with all the contact info and rules.

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FOUNDRY FORUM NEWSLETTER – March 2011**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
Emergency Contact	Phone 647-955-3681	If your pipes burst or freeze, to be used in emergencies only.
Visitor Vehicle Registration System	416-410-8676 Provide the following info on the call: <ul style="list-style-type: none"> • Owner/resident full name • unit/suite number and address • visitor's vehicle license plate information • vehicle make • date of call • time of call. 	Once registered, the parked vehicle is valid for 24 hours from time of call, visitor vehicle/plate can be registered a max of 8 times per month, call immediately after guest arrived and parked in the spot, one vehicle per call.

TORONTO STANDARD CONDOMINIUM CORPORATION# 1901

**RESUME FOR NOMINATION
TO BOARD OF DIRECTORS**

Name of Candidate (please print)

Address: _____

requests that their name be submitted for consideration for Election to the Board of Directors of Toronto Standard Condominium Corporation #1901.

Brief Resume

Please note: the information provided below is intended to be an informal collection of relevant material, rather than a highly personal document. There is no intention to intrude on your privacy.

OCCUPATION:

CONDOMINIUM EXPERIENCE (NOT REQUIRED):

WHY I WOULD LIKE TO BE A DIRECTOR / OFFICER:

SOCIAL INTERESTS:

**PLEASE FAX, E-MAIL OR MAIL THIS FORM TO TAFT MANAGEMENT INC.
BY FAX AT (416) 482-8010, OR BY E-MAIL AT: ileanao@taft-forward.com, OR BY MAIL TO:
TSCC #1901, c/o Taft Management Inc., 250 Davisville Avenue, Suite 108, Toronto, Ontario M4S 1H2.
FORMS SUBMITTED PRIOR TO APRIL 12, 2010 WILL BE MAILED TO OWNERS, THOSE SUBMITTED AFTER THAT DATE
WILL BE DISTRIBUTED AT THE MEETING.**