
FOUNDRY FORUM NEWSLETTER

**Your Condominium Corporation's Board of Directors, elected at the
re-scheduled AGM on May 12th 2011, are**

Lisa Kozmick,

Jacob Warmels,

Jeremie Borg.

As your Board we are very excited about bringing positive changes to our neighbourhood! Some of the issues we are looking into will be: **Building repairs and maintenance, Grounds maintenance, Waste Management, Underground Parking Garage Safety and Security, Outside Lighting and Building Insurance.** We are doing our best to address all the issues that have been brought to our attention, but please remember it is your duty to speak up and point out the problems in your neighbourhood.

To contact the board of directors you can always email thefoundrycommunity@gmail.com

Also you can communicate with the community using our online forum. Go to <http://www.jubejube.net/> (scrolling down to "MEMBERS WEB PAGES" and Click on Foundry Forum link, here you can also find copies of the Foundry Forum Newsletter, available for download).

We have decided to outline the current issues we are working on for you in a brief fashion, so that community stays actively aware of what problems it is facing and what action is being taken.

- We are addressing the problems experiences with all our common elements (including lighting, concrete, roofing, patios and the underground garage) by including a thorough inspection along with the updates to Reserve Fund Study. This will allow us to have an engineer certify the issues we are experiencing and will give us leverage to take legal action for any major structural deficiencies.
- We have arranged to have the underground garage and exterior condo windows cleaned, which was delayed due to construction. The work is scheduled from July 14 to July 16, 2011. A notice will be sent out shortly.
- We have asked our property management company to have the developer repair the torn up sections of road on Foundry Ave, as well as clean of Turntable Cr.
- We have asked our property management company to improve the grounds keeping being done for grass and gardens.

We will continue to work hard and improve the community for every resident. We will also be sending out community newsletters more often, to try and summarize progress made on the important issues. Please read these summaries and always remember to contact us at thefoundrycommunity@gmail.com if you have any questions.

For all EMERGENCIES (Fire, Water Damage etc), please contact 647 955 3681 immediately. This number will notify our property management right away so they can react appropriately.

1. 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.

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.

Condominium Declaration, Article III-Common Elements, section 3.7 and Rules, Article 9- Parking, Section (e).

2. Underground Parking Spaces

"No vehicles, equipment or machinery, other than motor vehicles shall be parked or left on any part of the common elements and without limiting the generality of the foregoing, no parking areas shall be used for storage purposes." **Condominium Rules, Article 9- Parking, Section (a).**

"Owner of any of these Parking Units may subdivide same into smaller storage areas, provide such work is done in a good and workmanlike manner with the plans and specifications having approved by either the Board or Declarant. Each storage unit shall be used and occupied for storage purposes only which shall not constitute a nuisance or danger to the unit owners, the Units nor to the common elements. The Board may, from time to time, restrict the categories of items that may be stored or used in such storage units." **Condominium Declaration, Article IV- Parking units, Provision 4.3, Section (f).**

If owners find that there is an unfamiliar car parked in their parking spot, they are advised to do the following:

- (a) Take note of the vehicle type, colour, license plate number and call Ileana at Taft to notify her of the problem; and
- (b) Place a note on the vehicle advising them that they are parked in your parking spot and that the vehicle will be towed if it remains in your spot. Ileana can advise as to what company to use to have the vehicle towed if it remains in your spot.

3. Pest Control Issues

There were reports in the area of a cockroach or other insects' problem which we have now had Greenleaf respond to. Greenleaf performs also for our property mice treatment services. 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, ants or any other insects, please contact Greenleaf at **416 998 9473** for in unit treatments.

All in suite 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.

5. 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.

6. 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. **Condominium Rules, Article 5- Common Elements, Section (b).**

7. Satellite Dishes

Satellite dishes are not allowed to be erected on the units. Erecting satellite dishes on units can cause damage to units which in turn can void warranties with Tarion as well as cause increases in insurance fees. If a satellite dish has been installed residents are asked to remove the dishes as soon as possible. **Condominium Rules, Article 5- Common Elements, Section (j).**

8. 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.***

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).

Recycling is picked up Mondays, when Monday falls on a holiday, recycling is picked up on Tuesday. Residents are encouraged to break-down recycling as much as possible to ensure that recycling is not left in walkways, doorways, etc. We have attached for your review other information regarding recycling and garbage pickup at the end of the newsletter

Garbage is picked up Tuesday and Fridays. Please ensure that all garbage is properly bagged and disposed of in the garbage chutes located at the north and south portions of the development. The board will take also

into consideration private waste removal. Large items such as furniture, has been dumped on the sidewalk, by the garbage chutes and on Foundry Avenue, this costs the corporation extra money to have unbudgeted special pickups and may cause an increase in maintenance fees. Large items can be placed at the staging area by the front entrance to the underground parking garage for pick-up after notifying Ileana at Taft. We also ask residents not to dispose of any liquid waste down the garbage chutes.

9. 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.

10. 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.

11. Security cameras installation to the underground garage

Now that we have security cameras installed in the garage, we were able to identify the culprit in a break-in and submitted security coverage to the police (including shots of the culprit's face and license plate).

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.

12. Corporation's insurance claim and coverage

Please be advised that due to the severe water damages at the property that seriously affected the common elements as well some of units of the corporation, the board of directors had to file claims against the corporation's insurance for the in-suite and common elements necessary renovation after the incident. The number of the filed claims in 2010 as well the high cost of renovations had an impact to the renewed 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 should be the owner's responsibility to maintain and repair.

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 to require each owner to report that flexible hoses to the units' toilets are replaced at the owner's expense.

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. “

13. Reserve Fund Study

The reserve fund study update will be performed this summer. Due to major deficiencies found at the property's common elements (roof, drainage system, masonry, stucco, planters insulation, exterior lighting,

etc.) and for which the corporation paid unexpected costs of repairs, the board takes into consideration a general common elements inspection performed by a specialized engineer prior the reserve fund study update.

14. 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. The corporation also installed extra pets' signs on the property. Please see your copy of **Condominium Rules, Article 5- Common Elements, Section (k)**.

15. Tenancy Occupation

"All owners shall be responsible for any damage or additional maintenance to the common elements caused by their tenants and will be assessed and changed therefore;" **Condominium Rules, Article 8-Tenancy Occupation, Section (f)**.

16. Windows cleaning

Windows cleaning work is scheduled from July 14 to July 16, 2011. The board decided to delay the window washing due to the construction in the area and being performed upon the road repairs and dust and gravels removal from Foundry Ave and Turntable Cr.

17. Underground power washing

The power washing underground garage was scheduled in June 22, 2011.

18. 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 to perform the work of maintenance and repairs that is the owner responsibility, please contact Ileana Onose, the property manager.

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

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.
