

Peel Condominium Corporation 122 (PCC 122)

7080 Copenhagen Road, Management Office, Unit 91
Mississauga, ON L5N 2C9



NEWSLETTER

FALL & WINTER 2023-2024

BOARD OF DIRECTORS

- Dianne Cairns – President, Administrator & Acting IT Coordinator
- Catherine Rowe – Treasurer, Corporate Secretary & CAO Specialist
- Megan Taylor – Assistant Treasurer
- Carl Hernes – Director
- Zubin Desai – Director
- Raheel Siddiqui - Officer

MANAGEMENT OFFICE - UNIT 91

Business Hours

Weekdays 9:00 AM to 12:00 PM

- Safina Cerit – Site Manager
 - Phone: 905.812.2903
 - FAX: 905.812.2904
 - Email: site.manager@pcc122.com
 - Website: www.pcc122.com
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Emergency Contact for Watermain Tap Leaks : 905.815.7733 - Graham Banks
Banks General Contracting
graham@bankslandscape.ca

Emergency Contact for Garage Door Service: [905.828.0054](tel:905.828.0054), McKee-Horrigan Inc.

Plumber 24/7 Service: [905.278.4200](tel:905.278.4200) or [905.817.0210](tel:905.817.0210), Mr. Rooter Plumbing

Dear Residents:

This is our Fall & Winter Newsletter to bring you up-to-date on our AGM, winter preparations, cannabis issues, siding, green bins, and various other information. Some of these items are reminders that we include in every Newsletter to accommodate both the new and the established homeowners/tenants in our complex.

Annual General Meeting (AGM):

- Our AGM took place virtually on June 21, 2023, hosted by CondoVoter. Many unit owners voted online which gave us quorum, thank you so much. We were able to conduct the business of the Corporation and have a Q&A session. Thanks for your participation.
- We are pleased to add an officer to our Board. Raheel Siddiqui has joined the Board as an officer and is a welcomed member to our team.

Winter Preparations:

- As fall moves into winter we must remember to do our usual winter preparations. Before the freeze, please shut off the water to your outside front and back taps and leave the taps open to drain to avoid having the pipes burst, which is a great inconvenience and a costly repair for owners. It is also handy to have a bag of road salt or other de-icer on hand for those early icy driveway mornings. The contractors may not be able to get de-icer to your place on your time schedule.
- Our Site Manager may call or knock on your door to ask that you move your vehicle from the driveway to allow snow removal. If you are home PLEASE don't ignore the phone or the person at your door in these critical circumstances. For driveways where vehicles are not moved during the first pass, the contractor will return *when time permits* to attempt to clear those driveways.
- It is very important that residents remove everything from driveways during snow season. This in particular includes Electronic Vehicle (EV) cables. They may be hidden under the snow and the snowplow drivers can't see them when they are clearing the driveways. Always make sure the EV cables are moved into the garage when the vehicle is not being charged. Neither the PCC 122 Corporation nor the snowplowing or landscaping services are responsible should any damage occur to owner or tenant EV cables, or any other items that are on or around the driveways.

The Siding Report:

- Owners have been kept current with the progress of the siding replacement by way of "The Siding Project Communicator" which is published as news and information becomes available. These publications are available on our website at <http://pcc122.com/content/siding-project-communicator>.
- We would like to thank everyone who has been helpful and accepting of this siding project. We know it has been quite an inconvenience. Please keep in mind that our Site Manager, Safina, is kept very busy keeping residents informed of when contractors will be on site, when residents should move their vehicles out of their driveways, scheduling contractors, managing numerous emails and phone calls as well as performing her daily duties.

The Fireplace Questionnaire August/23:

- We had a very poor response to our fireplace questionnaire even though we tried to emphasize how important and time sensitive this project is. We are in the process of following up on those that are still outstanding with their response so that we can finalize the status of fireplaces in various units. We don't have a progress update to report at this time.

Wildlife Continues to be a Problem:

- **DO NOT FEED ANY WILDLIFE IN THE COMPLEX.** NO peanuts for those chipmunks or squirrels. Feeding attracts animals from far and wide. They will congregate around the food dispenser and there will be more and more critters arriving wanting handouts. We do not want more animals in our neighbourhood. They cause many problems and cost money.
- We have had raccoons, squirrels, chipmunks, bats, rats, rabbits, birds, possums, skunks and others roaming, climbing, and digging and some are chewing their way into our homes. Raccoons and squirrels are particularly damaging as they make their way into our attics and it is very costly to have a contractor lure them out and board up the access holes they make. Contractors will no longer catch, remove and relocate raccoons and skunks. They will only respond if the animal is suspected to be diseased.
- We have been spending thousands of dollars on animal control annually. We anticipate that the installation of our new soffits and siding with air-tight flashings will severely restrict the ability for animals to access our attics thereby reducing the cost to manage this issue.
- One of the most common diseases raccoons get is distemper which can be fatal to pets and can make people very sick. If you see a raccoon during the day and it is acting strange, it is probably sick. Do not touch it as the disease spreads by contact. Keep your pets away from it and call 311. They will connect you with Animal Control where you can report the problem.
- Rats – apparently Mississauga in general has a problem with rats, as we do. **DO NOT INSTALL BIRD FEEDERS**, or leave any food or seeds or peelings or anything around your unit that could attract animals. Report any sightings of rats and their location to the site manager.
- Animals stay around our complex because they know there is food available. It may be time to require that all residents wait to put their garbage out until the morning of garbage pickup, by 7:00 AM. If we cut off the animals' food supply, they'll have no reason to hang around. Almost every week there is garbage strewn all over the road on Tuesday morning. This must STOP.
- **KEEP YOUR BACK YARD CLEANED UP!** Having boxes, woodpiles, toys, tires, pots, bags, weeds and junk in your backyard is an invitation for critters (rats, mice, chipmunks, skunks, etc) to set up housekeeping among the debris. Front and back yards are common areas with owners only having exclusive rights to use them. **Management has authority over these common areas and can direct owners** to keep their yards clean and presentable to eliminate harbouring families of rodents and other undesirables.
- Bats. Please be diligent about keeping your screens closed at all times if your patio doors and/or windows are open, especially at dusk and at night. If you don't have screens do not leave any windows or doors open to the outside for any length of time. Bats take any opportunity to enter an open garage, an open door or window. We have had occasions with bats in the living quarters of homes. Do not panic or try to hurt or kill them. Bats are a necessary part of our environment and typically don't attack. One concern is their propensity to have rabies. Should anyone receive a bite from a bat, please seek medical attention immediately. The usual procedure is to carefully catch and release it outside or to open doors and windows and guide the bat towards the openings.

Green Compost Bins Must be Put Away After Garbage Pickup:

- We are very disappointed that we continue to see green compost bins being left on driveways for days after garbage pickup which is in violation of our Rules & Regulations and the City of Mississauga Bylaw 654-98. Do not store waste, garbage bags or green bins outside, in the backyard, or anywhere on the property. They attract wildlife. Green Compost Bins must be stored in the garage at all times with the exception of pick-up day.
- The green bins are an eye-sore and must be put away out of sight in your garage as soon as possible the day of pickup. We recommend they be set out by 7:00 AM the morning of pickup to avoid having the wildlife breach the bin's security and tear into bags that are left out overnight and make a mess of the contents. *It is the owner's responsibility to immediately clean up any mess that animals make of your bin and bag contents.*

Cannabis Problems: Smoke and Growing Cannabis Plants in Common Areas:

- We have had complaints about the smell of cannabis in the form of smoke and from growing plants in our common area backyards. The smell of cannabis is wafting from the source in one yard to adjoining yards and being offensive to neighbours who are entertaining or simply trying to enjoy being out in their own yards. Smokers must respect the rights of neighbours to breathe the outside air without being exposed to the smell of smoke, by refraining from smoking when neighbours are outdoors. This is a serious infringement of owners' rights as stated in our Declaration which reads as follows:

Schedule A of Bylaw No. 1.

1. "Owners, their families, guests, visitors and servants shall not create or permit the creation of or continuation of any noise or **nuisance** which, in the opinion of the board or the manager, may or does **disturb the comfort or quiet enjoyment** of the property by other owners, their families, guests, visitors, servants and persons having business with them."

Front and back yards are common areas with owners only having exclusive rights to use them. Management **has authority over these common areas and can direct owners** to keep their yards clean and presentable, or have residents refrain from growing cannabis plants in back yards because of their strong smell that may be offensive to other owners. Those that are violating the above Bylaw and about whom we have received complaints will be notified personally.

Water Usage and Cost:

- We continue to monitor the water usage for each block of units. Residents in blocks of units that show a significant water usage increase over a period of two billing periods will receive a reminder from the office to check for tap leaks or advise of anything that would cause such an increase in water consumption. Water bills are generated every three months.

Highlights of Projects Completed in 2023:

- Townhouses sold - Jan to August – Qty 2
- 3 balconies were resurfaced
- 2 household watermain taps were replaced
- Spring & Summer Newsletter was Distributed
- Periodic Information Certificate was Distributed
- Shingles were replaced on full or partial sections of roofs
- Entrance sign light was repaired
- Arborist was on-site to remove dead trees and prune trees

Safety in your Home:

- For your safety please remember that The Ontario Fire Code and Legislation requires all single family, semi-detached and townhouses in Ontario, whether owner-occupied or rented, to have a working smoke alarm and carbon monoxide detector on every storey of the residence and outside all sleeping areas.
- Dryer vents can be a fire hazard and should have the built-up lint removed every year. Owners are responsible for the cost of all damage caused by dryer/vent fires.
- According to the Fire Code, 2.6.1.4. (1) Every chimney, flue and flue pipe shall be inspected to identify any dangerous condition
 - (a) at intervals not greater than 12 months,
 - (b) at the time of addition of any appliance, and
 - (c) after any chimney fire.

Owner Condo Insurance and Tenant Contents Insurance:

- Just a reminder that all unit owners and tenants should have the proper condo and contents insurance. See section 20. of The Condo Manual available on our website at <https://pcc122.com/content/condo-manual>.
- Owners' insurance should cover the condominium insurance deductible which is \$10,000 for most events.
- A copy of the Corporation's Insurance Certificate is always included with the Periodic Information Certificate (PIC) that is distributed to homeowners bi-annually.

Transparency & Full Disclosure Compliancy - Read our Communications:

- We ask that you please read all of the communications we send to you such as periodic notices about work being done around the complex, Newsletters, Periodic Information Certificates, Annual Maintenance Fee Notices with budget and reserve fund information and more. This information will keep you fully informed of our activities. Owners/tenants will not be well informed if they don't read our communications.

Agreement to Receive Notices Electronically:

- To make it easier for us to deliver our communications and for you to access them from anywhere, please consider filling out and submitting the Agreement to Receive Notices Electronically. This form is available on our website www.pcc122.com. Do note that Condominium corporations may email official communications and notices to any owner or mortgagee that has ever provided their email address in writing (e.g., sent an email).

Become a Director or an Officer:

- The Board is managing our Corporation with the maximum of five Directors but we are asking for volunteer officers to join our team with the possibility of becoming Directors when positions become available.
- Some examples of skills and competencies we're looking for in prospective candidates are: IT, legal, QuickBooks/accounting, engineering, communications, Human Resources, taking minutes and MSOffice. Board of Director experience is also an asset.

PCC 122

Other Important Information:

- No open fires (bonfires, fire-pits, hibachis) are allowed in backyards or anywhere in the complex.
- Shopping carts must not be abandoned on our property.
- Extermination of mice and ants in the living quarters of a home is the unit owner's responsibility. Please do not call the site manager for this type of service.
- Should owners plan to make any structural changes in their unit they must get Board approval in advance.
- **Obey the By-Laws and the Fire Route roadway signs: No Stopping, No Standing, No Parking on the roadway or in visitors' parking lots and the speed limit of 15 Km/hr is throughout our complex.**

OWNER AND TENANT PARKING IS NOT ALLOWED IN OUR VISITOR PARKING AREAS:

- Should a parking violation ticket be received by a resident, do not contact our Site Manager. Responsibility is on the owner of the vehicle to manage parking tickets.
- Remember to use your PIN to reserve visitor parking for your visitors. Go to T.S.D. Parking Enforcement, <http://www.mobilesupport.ca/> click on "Click Here to Register", then follow the prompts. Provide - PIN, Visitor License Plate Number and Length of Stay.
- All residents have been given their PIN. If it has been lost, please contact our Site Manager.

Condo Information:

- **PCC 122 Website:**
www.pcc122.com
- For information on our complex, check our website and review - About Us, The Condo Manual (in the About Us folder), News Releases, Newsletters, etc. The declaration for our condo and our Bylaws are also on the site.

Condominium Authority of Ontario (CAO):

- <https://www.condoauthorityontario.ca/about-us/>

Canadian Condominium Institute (CCI) - Toronto

- <https://cci.ca/> - CCI National website

Should you have any questions please do not hesitate to contact our site manager for assistance or ask to meet with the Board. Two-way communication between owners and management is very important.

Please stay safe. Beware of media and telephone scams, rumours and door-to-door sales people.

We wish you all the best for a safe and trouble-free fall and winter!

The Board of Directors