

Community newsletter

40 Homewood

September 2010



President's Report

It is with mixed feelings that I share with you with the news that our temporary Property Manager, Jerry Levine will be leaving us this month.

During his time here Jerry has helped implement several key initiatives: he coordinated a well run Annual General Meeting; he introduced new management office hours that give us more access to the office without any increase in fees; he oversaw the in-suite fire alarm testing and repairs; he coordinated

the upcoming swimming pool maintenance and application of anti-slip surfacing to the pool deck and, very significantly, he has coordinated the tendering and contracting of the expansion joint repairs.

Just as importantly, many owners have come to rely on him for great customer service and for an easy-going and friendly demeanour.

In order to ensure the best possible manager for 40 Homewood the contract with Brookfield stipulates that the Board of Directors selects the manager for our building. Jerry's temporary assignment was made without the board's input. To ensure its contractual obligations were met, Brookfield has spent several months looking for the ideal candidate to manage our building in a permanent position.

Several weeks ago Brookfield informed the board that it had some potential candidates. The board then developed a series of questions and a scoring system with which to evaluate each candidate in a fair and objective manner. Three strong candidates, including Jerry, were interviewed by the Board in the weeks of August 16 and 23.

After careful consideration, the Board selected Orville Stewart as our new and permanent Property Manager.

For many years Orville owned and operated his own cleaning and renovation business. He then managed a large cleaning company in Winnipeg before moving to Toronto in 1999. Here, he worked as an offsite superintendent while developing the skills and experience necessary to be a Property Manager and he recently obtained his RCM certificate. Orville has been a properly manager since 2006 and has worked for Brookfield, managing two high-rise towers, since 2008.

Orville will be joining us on September 13. Jerry will stay on for a few days after that to help Orville transition into the new job.

I'm happy to have had the opportunity to work with Jerry, and I want to thank him for his sage advice and his dedication to his job. I know he was well liked by many owners and residents and that he will be missed. I wish him all the best in his future endeavours.

I'm delighted to be able to welcome Orville to his new position. Please stop by the office after the 13th to introduce yourself and welcome him to 40 Homewood.

Regards
Mark
board40h@gmail.com

Editor's note: *I had a great time doing this month's newsletter - let me know if you have any ideas for the next one.*

Wayne Beaton
Board Vice President and Director
Responsible for communications

From the Social Committee

Do you like Wine?

- Would you like to pay less for your Wine?
- Interested in forming a Wine Club

The Social Committee is sponsoring an information meeting on:

**Sunday, September 19, 2010
3:00 pm – in the Recreation Room**

A representative of the Church Street Winery will attend the meeting to answer your questions regarding cost, time factor and types of wines. The idea is that interested residents of 40 Homewood will form a club of sorts, decide on what wines to make, collect the money and order the wine and then handle the bottling and distribution. Your cost per 750ml bottle, depending on the kit you choose, would be about \$4.50-\$7 with prices including taxes, corks, labels, and shrink tops. The advantage of buying together is that rather than placing an individual order for a minimum of 30 bottles of wine – members may purchase less and have access to a variety of wines, depending on what types of wine the group decides to make.

Quote of the day:

Ideas don't stay in some minds very long because they don't like solitary confinement.—Howard Aiken

Smile of the day:

***Between two evils, I always pick the one I never tried before.
—Mae West***

Pool Closure

The pool will be closed the week of September 13th for painting and pump replacement.

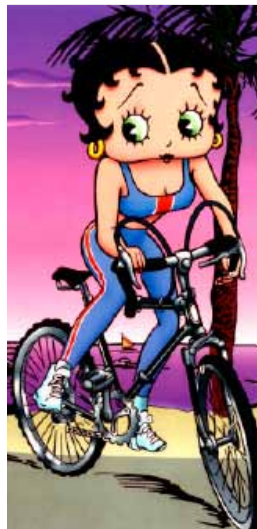


Have a Laugh

A couple of George Carlin Imponderables:

Why is the man who invests all your money called a broker?

If lawyers are disbarred and clergymen defrocked, doesn't it follow that electricians can be delighted, musicians denoted, cowboys deranged, models deposed, tree surgeons debarked, and dry cleaners depressed?



Bike Registration

Sept 15th is the deadline for registering your bike and spot with the office. Bike owners who have a spot must get a new tag to be placed on their bike. Bikes without new tags occupying spots will be removed at the owner's expense and stored for 30 days. The freed up bike spot will be assigned to a bike owner on the waiting list. Unclaimed bikes will be disposed of after 30 days.

Think like a dog

Dogs may be smarter than we think. According to a Marist poll, 80 percent of respondents said that dogs are more intelligent than commonly perceived. Not surprisingly, nearly nine out of 10 dog owners believe dogs' intelligence is underrated.

What can we learn from dogs? Many of us work like dogs, but maybe we should try thinking like a dog too. Here are some secrets of contented living that most dogs follow - and more humans need to:

- Never pass up the chance to go for a ride.
- Always greet your loved ones enthusiastically, even if they've been gone for only five minutes.
- Sometimes obedience is the best strategy.
- Carve out your niche - and let others know when they've invaded your space.
- Find time to take rambling walks and play every day.
- Eat with gusto!
- Be dependably loyal no matter what.
- Enjoy naps.
- When someone's having a bad day, stay close, be quiet, and nuzzle them now and then.
- Don't take scoldings personally - you'll forget them soon enough.
- When you're happy, show it.

Peanut, the barking Princess



August 17th, Peanut will have been living at 40 Homewood for 5 years already. She was a surprise 60th birthday present to her Daddy Joseph from her other Daddy Gilles, which means Joseph is now turning 65 and a legitimate senior citizen!! Peanut may not be the friendliest girl on the block, and scares many people with her barking in the elevator, but we can assure you she is harmless, and just being protective of her Daddy's and her space and loves you all.

September Movies with Don

Friday, September 3

William Wellman's

BEAU GESTE (1939)

Gary Cooper, Ray Milland,
Robert Preston, Susan Hayward

Saturday, September 4

Celebrating 14 Years of
Showing Movies at Homewood
Norman Jewison's

FIDDLER ON THE ROOF (1971)

starring Topol

Thursday, September 9

PITTSBURGH (1942)

Marlene Dietrich, John Wayne,
Randolph Scott

Friday, September 10

THE SPOILERS (1942)

Marlene Dietrich, John Wayne,
Randolph Scott

Thursday, September 16

A Sangster Secret Movie (1952)

You Will Kick Yourself
If You Miss This One!

Thursday, September 23

William Wyler's

DEAD END (1937)

Humphrey Bogart, Joel McCrea,
Sylvia Sidney, Clair Trevor

Friday, September 24

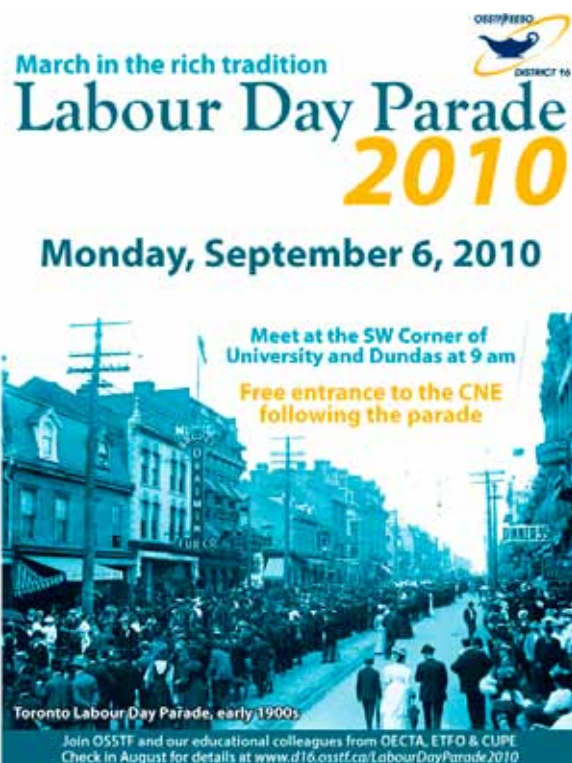
INVISIBLE STRIPES (1939)

Humphrey Bogart, George Raft,
William Holden

Thursday, September 30

THE PEACEMAKER (1998)

George Clooney, Nicole Kidman



Labour Day has been celebrated on the first Monday in September in Canada since the 1880s. The origins of Labour Day in Canada can be traced back to April 14, 1872 when a parade was staged in support of the Toronto Typographical Union's strike for a 58-hour work-week. The Toronto Trades Assembly (TTA) called its 27 unions to demonstrate in support of the Typographical Union who had been on strike since March 25. George Brown, Canadian politician and editor of the Toronto Globe hit back at his striking employees, pressing police to charge the Typographical Union with "conspiracy." Although the laws criminalising union activity were outdated and had already been abolished in Great Britain, they were still on books in Canada and police arrested 24 leaders of the Typographical Union. Labour leaders decided to call another similar demonstration on September 3 to protest the arrests. Seven unions marched in Ottawa, prompting a promise by Canadian Prime Minister Sir John A. Macdonald to repeal the "barbarous" anti-union laws. Parliament passed the Trade Union Act on June 14 the following year, and soon all unions were demanding a 54-hour work-week.

Owner's Meeting

You are asked to attend an owners' meeting on Wednesday, September 29 to meet the Board of Directors, and to discuss proposed new rules with the Rules Committee.

At the AGM in 2009, the owners of 40 Homewood passed rules in six areas: units, waste, noise, balconies, common elements, pets, civility and enforcement. These updated the 1972 rules.

A Rules Committee was created in order to flesh out those rules and write any new ones that seemed in order. The Committee also tried to formalize long-standing practices which were thought to be important and fair to everyone.

Rules are meant to clarify expectations and make it easier for us all to live together. In developing the following rules, the committee followed the principle that if there is no problem, there should be no rule. New rules fall into the following categories: owners and tenants, keys and access cards, elevators and moving, security, vehicles and parking, bicycles, common elements (again), recreational facilities and campaigning. Most of these categories are routinely covered in the other condos' rules.

A "rule" according to the Condominium Act is something that the Board adopts, notifying all owners. If, after 30 days, there is no opposition to a rule, it becomes established and has the force of law. In order to make sure that our rules correspond to our needs, and that everyone has been given a chance to speak, there will be an owners' meeting on September 29 to discuss the rules. Those rules below which are marked "for discussion" are ones that the committee especially wanted to consult the owners about, but discussion is open to talk about any of the proposed new rules that owners wish to talk about. Your opinions are important. The committee will finalize a set of rules based on your feedback, and present it to the board in the next month or so.

Please read carefully and come to the meeting in the Rec Room on September 29. If you can't come to the meeting, please leave suggestions at the office, or write to the committee via email: board40H@gmail.com.

Rules and regulations at 40 Homewood Ave. (YCC 75)

Owners and tenants

- 1.1 No unit shall be occupied and used for any purpose other than as a private, single family residence.
- 1.2 Unit owners who intend to lease their units shall provide their prospective tenants with copies of the Declaration, By-Laws and Rules and Regulations of the corporation.
- 1.3 Unit owners shall also arrange for the tenants to go to the management office prior to moving in, in order to complete a Tenant's Information Sheet. This Sheet will include confirmation that the tenant has received and will abide by the Declaration, Bylaws and Rules of the corporation.
- 1.4 Only tenants who have signed a Tenant's Information Sheet shall be permitted to book an elevator and/or move into the building.
- 1.5 The unit owner shall provide management with a copy of any lease of a unit, the full name or names of the tenant(s) and occupant(s) and the permanent address and emergency telephone number of the owner. In the event that the owner fails to provide a copy of the lease, anyone other than the owner intending to reside in the unit shall be deemed to be a trespasser and entry to or upon the common elements may be expressly denied to such persons by the corporation.
- 1.6 All tenancies for units shall be in writing.
- 1.7 Within seven (7) days of ceasing to rent a unit or within seven (7) days of being advised that the tenant has vacated or abandoned the unit, as the case may be, the owner shall notify the corporation in writing that the unit is no longer occupied.
- 1.8 The unit owner shall remain directly responsible to the corporation for all common expense assessments and any other charge the board may direct to the unit, notwithstanding the leasing of the unit.
- 1.9 Owners who lease their units are obliged to take all necessary measures including legal proceedings at their sole expense to terminate such tenancy and to obtain vacant possession of the unit in the event any tenant occupying their unit has breached and continues to breach any provisions of the Act, Declaration, By-Laws or Rules.
- 1.12 Non-resident unit owners may not use recreational facilities or the laundry room.

Keys and access cards

- 2.1 Fobs are registered to a specific owner or tenant. That person is responsible for its use and misuse. If it is felt that a certain fob is used in such a manner as to pose a security risk, the property manager may deactivate it at any time
- 2.2 A lost or stolen access fob must be reported immediately to the property management office so that it may be deactivated. Unless it is reported, the registered fob holder will be held responsible for any misuse of a lost or stolen fob.
- 2.3 If guests are given permission to occupy a residential unit during a resident's absence, property management shall be notified in writing of the names of such guests, dates of occupancy and their automobile licence numbers. No guests will be admitted to

the property nor permitted to occupy any residential unit or parking spot unless such information is so provided.

- 2.4 Building access doors shall not be left unlocked or wedged open for any reason.

Elevators, moving and deliveries

- 3.1 Elevator reservations for full suite moves, in or out of the building, or from one floor to another, must be made with the management office as far in advance as possible.
- 3.2 [For discussion] Prior to receiving authorization for such move from the property manager, the resident shall complete the Elevator Reservation Agreement, and provide the manager with the deposit, as specified in such Agreement. [DO WE WANT A DEPOSIT?]
- 3.3 [for discussion] Moves are allowed Monday to Friday, between 9:00 a.m. and 4:00 p.m., and 6 p.m. to 10 p.m., and on Saturdays, from 9 a.m. to 7 p.m. No moves are permitted on Sundays or on Statutory Holidays. [DO WE WANT TO PERMIT MOVES ON SUNDAYS OR STATUTORY HOLIDAYS?]
- 3.4 All moves and deliveries must be made in or out of the building through the back door. No items of any type are allowed to be moved through the main lobby doors.
- 3.5 No items shall be placed in the corridor, either inside the back door or on the floor on which the suite is located.
- 3.6 When it is necessary to hold the elevator door open briefly, residents should use the "Door Open" button to do so. The door must not be held open by any other means (i.e., bodily or by using a large object) as costly repairs can result.
- 3.7 Jumping and climbing within the elevator cab is prohibited. If the elevator is in motion, jumping could cause it to stop between floors, creating a potentially dangerous situation for occupants.
- 3.8 In the event of a fire, elevators are under the control of the fire department and are not to be used.

Security

- 4.1 Security personnel has the authority to take actions to ensure that the Rules and Regulations of 40 Homewood are respected and complied with.
- 4.2 Security personnel have the right to restrict unauthorized visitors from entering the property or using the amenities.
- 4.3 Security personnel have the authority to have vehicles, whether motorized or not, removed from the property if they are not in an authorized area or are not authorized to be on the property.
- 4.4 Security personnel, the management staff, superintendents and emergency response personnel are the only people authorized to use any of the controls in the security booth, including the telephone.
- 4.5 Small envelopes or keys may be accepted by security on a resident's behalf, if space is available. Specific information regarding who will be picking-up the item must be provided and identification must be provided by the recipient before the item will be released to them. The corporation and its agents are not responsible for any items left

with security should any theft or damage occur. Security is not in the security booth 24 hours a day, so any item left with security may not always be available for pick-up. If an item is to be picked up from security when the security guard is not in the security booth, the recipient must patiently wait for the guard to return and may even have to return the next day. Any item left with security for more than a 48 hour period will be turned into the management office.

- 4.6 No keys from or for realtors or agents can be accepted by security at any time.
- 4.7 If there are any serious problems, malfunctions or safety issues that occur on the property, residents must notify security personnel immediately.
- 4.8 For the safety of all, it is not permitted to allow strangers to enter the building.

Vehicles and parking

- 5.1 The Corporation shall assume no responsibility, however so caused, for any damages or loss of personal property in any parking area.
- 5.2 No vehicle of any kind shall be driven on any part of the common elements other than on a surface roadway, driveway or ramp. The speed of vehicles is limited to 10 km/hour.
- 5.3 No vehicle may be parked on any part of the common elements other than a designated parking space
- 5.4 [For discussion] Designated parking spots at the back of the building are for the temporary use of residents, visitors, guests and delivery personnel. Parking in these spots is restricted to a maximum of 15 minutes. Longer stays must be approved by management or security.
- 5.5 [For discussion] What should be allowed in a parking spot?

Rules from other condos:

- Only a motor vehicle, meaning private passenger automobile, motorcycle, station wagon, minivan or truck
 - Excludes commercial vehicle, truck, trailer, trailer truck, recreational vehicle, van, motor home, boat, snowmobile
 - Cannot store tires, bicycles, firewood, cans, bottles or containers, machinery or equipment
 - Without the consent of the board.
- 5.5 Vehicles may not extend beyond the boundaries of their designated parking space. Any vehicle not parked within the bounds of the owner's allocated parking spot, will be removed at the owner's expense and risk.
 - 5.6 Management has right of access over parking spots when necessary for access to mechanical, electrical or service areas and equipment, and for garage sweeping and repairs. Except for emergencies, management shall provide at least one week's notice.
 - 5.7 Any vehicle not in good repair and having leaks of fluid which could damage the surface of the garage floor must be immediately removed from the garage and not returned to the property until it has been repaired. The owner is responsible for the costs of all clean-up and repair to the parking space and garage caused by the fluid leak.
 - 5.8 Owners of derelict vehicles must remove such vehicles within 72 hours following the receipt of written notice from the board of directors or management. A derelict vehicle

is one that is not road worthy, is mechanically unsound, or has a flat tire. Management reserves the right to have any derelict vehicle towed at the owner's risk and expense after the 72 hours.

Resident parking

- 5.9.1 Owners of vehicles must obtain an official parking sticker from the office.
- 5.9.2 A sticker will be issued upon completion of a Parking Agreement which the board of directors may require, and upon agreement to pay the monthly parking fee set by the board. Non-payment of the monthly fee will render the sticker invalid.
- 5.9.3 The sticker must be displayed on the vehicle described on the information form, on the lower left (driver's side) of the windshield.
- 5.9.4 Any change to the information provided on the Information Sheets must be reported immediately to the management office.
- 5.9.5 Those using parking spots shall update their information and obtain a renewal sticker at times specified by the board.
- 5.9.6 Residents who are in arrears of parking fees may also have the fob access to the garage disabled. Arrears shall be collected in the same manner as common element fees.

Visitor parking

- 5.10.1 Visitors must gain entry to the garage by their hosts. Neither management nor security personnel may grant access to the garage for visitors.
- 5.10.2 Vehicles parked in visitor parking spaces between midnight and 7:00 a.m. require a permit. Permits are available from management office or security upon payment of the required fee.
- 5.10.3 Permits must be displayed on the dashboard of the vehicle. Vehicles parked overnight without a permit are subject to ticketing and towing by the city of Toronto, in which event the Corporation and/or its agents shall not be liable for any damage, costs or expenses whatsoever caused by removal from the property.
- 5.10.4 Vehicles in the handicapped parking space must clearly display the appropriate handicapped designation or be subject to ticketing and towing.

Bicycles

- 6.1 Residents must sign a Bicycle Agreement and have authorization from management to park bicycles in the bicycle room. Management will assign a spot, provide a numbered tag that must be attached to the bicycle, and update the resident's fob to provide access to the bicycle room.
- 6.2 The bicycle rooms are for the use of residents only.
- 6.3 Bicycle owners are responsible for their own bicycles and their security.
- 6.4 When bringing bicycles in or out of the building, other than via a bicycle room, residents must use the rear entrance to the building. At no time should a bicycle be brought through the front entrance.

- 6.5 Bicycles may only be parked or stored at a designated spot in a bicycle room, in a storage locker, in a unit, or at one of the outdoor racks at the front or rear of the building.
- 6.6 Bicycles left anywhere on the property, other than in the above-mentioned locations, will be removed and disposed of at the discretion of the property manager. This includes bicycles locked to posts, fences or rails and unauthorized bicycles in the bicycle room.
- 6.7 A maximum of two bicycles may be locked up at one spot in the bicycle rooms, providing that they are parked in such a way that they do not obstruct other people's access to their bicycles or bicycle spots.
- 6.8 Only one bike spot will be allocated to a resident.

Common elements

General

- 7.1 Anyone responsible for a spill or mess in the common areas must clean it immediately. If unable to do so, the person responsible must advise either the manager or one of the superintendents immediately.
- 7.2 In accordance with fire regulations, no resident shall tamper with any fire alarm or fire system components.
- 7.3 [For discussion] Residents are required to wear proper attire (shoes, shirts and bathing suit cover-ups) when using common hallways, entrances or elevators.
- 7.4 In order to keep our property pleasing in appearance, no one shall harm or uproot existing plants nor plant new ones anywhere upon the common elements.

Units

- 7.5.1 [For discussion] If any owner installs any fixture, or makes improvements, he shall be responsible for the cost of the removal and replacement of the same should it be necessary for the maintenance or repair of any common elements, such as plumbing, heating or electrical wiring.
- 7.5.2 Permission of the board is necessary prior to erecting or fastening any television antenna, aerial, dish, or similar structure to any unit or common element.
- 7.5.3 In order to maintain a pleasing appearance for the building, written consent of the board is necessary before putting up any awnings, curtains or shades outside the windows or balconies. The board shall have the right, in its absolute discretion, to prescribe the shape, colour and material of such awnings, curtains or shades to be erected.
- 7.5.4 No one shall place any reflective or insulating materials or coverings in or on any exterior window or door unless written approval is given by the board of directors. No foils, drapes or blinds with silver reflective backing will be permitted.
- 7.5.5 For reasons of safety, no owner or occupant shall install additional or alternate locks on the access doors to any unit without the prior written approval of management. In all such cases, management is to be provided with a duplicate key.

Hallways

- 7.6.1 During holidays, temporary decorations for Christmas and other festivities are acceptable for reasonable periods. Please ask the superintendent to show you the various ways to fasten such items. Any resident wishing to otherwise alter the exterior of the unit door must make an application to and receive approval from the board.
- 7.6.2 In accordance with Fire Code Regulations which requires free access, the corridors and stairwells must always be kept clear. Footwear, umbrellas, doormats, packing cases, or similar items or other obstructions must not be left in the corridors.
- 7.6.3 For the peace and comfort of all residents, children are not to be permitted to play in the corridors. Nor are pets allowed to roam freely there.

Recreational facilities

- 8.1 All facilities are for the use of residents and their guests only.
- 8.2 All persons using the swimming pool, gym or any other facility do so at their own risk. Neither the board of directors, management nor any other agent or staff member of YCC 75 is responsible for accidents, lost or stolen property or any other damages to persons or property.
- 8.3 Those on any medication or with respiratory, heart or other health problems or disabilities must consult a physician before using any of the facilities.
- 8.4 No food is permitted in any of the recreational facilities, except the recreation room, at any time.
- 8.5 No glass, china or any other breakable containers are permitted in any of the recreational facilities areas, except the recreation room, at any time.
- 8.6 All children under the age of 16 must be accompanied by an adult resident at all times when using any of the recreational facilities.
- 8.7 Running, yelling, ball throwing or horseplay are not permitted in any of the recreational facilities.

Swimming pool and exercise rooms

- 8.8.1 Change room lockers are not to be used to store items overnight or for extended periods of time. Any such lockers that are being used in violation of this rule will be emptied.
- 8.8.2 For reasons of health and good hygiene, everyone must take a thorough shower before entering or re-entering the pool.
- 8.8.3 Proper swimming attire must be worn at all times when using the pool. T-shirts or shorts are not permitted.
- 8.8.4 The sauna is designed for dry heat only. Putting water on the rocks is prohibited because it will damage the heating element. .
- 8.8.5 In the exercise rooms, proper sneakers/soft-soled shoes, shorts or pants and shirts must be worn at all times.

Recreation and meeting rooms

- 8.9.1 Providing the recreation room or meeting room is available, residents may reserve a room with the management office for private parties or meetings. The proper forms, deposits and payments relating to the reservation must be submitted to the management office to secure the room. Any security deposit will be refunded after the room is inspected by the management and found to have no damage. If there is damage and the cost to repair it exceeds the amount of the security deposit, the resident will be responsible for the total cost of the repair.
- 8.9.2 All left-over food and personal effects must be removed from the recreation room once the meeting, party or gathering is over.
- 8.9.3 Any commercial activity that is to occur in any of the rooms must be declared to and approved by the board of directors.
- 8.9.4 The resident of the unit hosting the function must be in attendance at all times when the room is in use.

Library

- 8.10.1 In order to serve others, books removed from the library must be returned to the library.
- 8.10.2 For the comfort and safety of all users of the library, no pets or animals are permitted in the library.

Campaigning and canvassing

- 9 Door-to-door solicitation is not permitted. By law, exceptions are made for federal, provincial and municipal elections.

Management Report September 2010

1. Contro-Lec (Thyristor Repairs)

The final phase of the repairs to the in-suite Thyristor heating system is underway and will be completed by September 30, 2010.

Over the past few years this system has become increasingly ineffective and inefficient due to the inefficiency of the computer system. This computer system has been replaced with upgraded software, which will ensure efficiency.

There is a big mis-conception regarding the insuite heating system. The Thyristor supplies the heat to the suites. The controlling mechanism, which regulates comfort levels, comes from the in suite thermostats. If you are experiencing any problems with heating levels we ask that you contact the Office.

As owners you should be aware that the Hydro component of the Operating Budget is very high. This is in large part due to the operating inefficiencies of the Thyristor system. With this system being corrected it is our belief that this will result in lower Hydro consumption and this will translate into lower operating costs.

2. In-suite Alarm System

The in-suite alarm system is comprised of a horn in each suite, which is designed to enunciate a warning, should a fire condition occur. This system was installed in the suites approximately seven years ago. For the past several years, the system has not operated and has in fact not been tested on an annual basis. This insuite system is a separate operating system from the main building fire alarm system. With the above in mind, the Board of Directors and Management has taken decisive action in ensuring the system is repaired and put into an reliable operating state. In the current Reserve Fund there is a forecasted expenditure of \$500,000 to be expensed in the Fiscal Year 2009. On-going investigation and testing by electrical engineers has resulted in the realization that the system is not in need of replacement, but can be repaired and made functional for considerably less than the above figure. The work in this regard is currently underway. Expenditures to date, including 2009 expenditures, are \$10,223.63. This cost relates only to the investigation and feasibility of making the existing system operational.

3. Smoke Detectors

Finally, we have described the various boxes within the suites for the Thyristor and Securtron In-Suite Alarm. The third device, and equally important, is the battery-operated smoke detector located on the ceiling, typically outside the bedroom area. The Condominium Corporation inspects the smoke detectors annually during the Fire System inspection. A suite by suite report is produced indicating the condition of the smoke detectors. It is the responsibility of the homeowner/resident to repair and/or replace these devices, as needed. Letters will be sent out shortly to those unit owners/residents, whose smoke detector is non-operational. We strongly urge those owners notified to repair and or replace the smoke detector since this a life-safety matter

4. Email Address

If you would like to receive information and notices electronically or communicate with the office staff. Please forward it to: yorkcondcorp75@gmail.com