

WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 570

35 Midhurst Heights, Stoney Creek, ON L8J 1V8

wscc570.ca



FALL / WINTER 2021

On behalf of your Board of Directors of Wentworth Standard Condominium Corporation No. 570, we would like to take this opportunity to welcome all new owners and residents to the complex.

YOUR BOARD OF DIRECTORS

Anthony Anton – President
Leslie Mikhael – Vice President
Brad MacMaster – Treasurer
Lana Nunnari – Secretary
Russell Murray – Director



A WORD ABOUT CONDOMINIUMS:



For a Condominium Corporation to be successful, it is important that homeowners, tenants and their respective households be familiar with the Corporation's By-laws and Rules. As a member of your Condominium community, you are obligated to accept and abide by the various Rules and Regulations that have been implemented for your individual benefit and for the collective benefit of your neighbours. The Rules and By-laws are structured to protect Unit Owners' investments. As a Unit Owner, you are responsible for the conduct of your tenants, your guests and visitors. Your Board of Directors and the Property Manager are governed by statutory obligations to address reported violations of the Rules and to enforce compliance when it is deemed necessary. If you have a question or concern regarding your Corporation's Rules and Regulations, you are encouraged to contact the Property Manager who will communicate any such information to your Board.

QUESTIONS & CONCERNS:

Your Board, while not insensitive to your concerns, has a policy not to become involved in the day to day operations of the Corporation. If you have any concerns that are not the owner's responsibility to repair or maintain, visit our website at: www.tagmanagement.ca and fill out the convenient online maintenance request form, or contact your Property Manager, Bishnu Aryal, RCM at: 905-333-5506 ext. 34, or by email: Bishnu@tagmanagement.ca. Please put your request in writing and submit it to the Management Office, it will be dealt with at the next Board of Directors Meeting (Management provides copies to the Directors with their meeting package, therefore the sooner you send your correspondence the better).

**AFTER HOURS EMERGENCIES: FIRE, FLOOD OR PERSONAL INJURY,
PLEASE CALL 1-877-606-3734**

CONDOMINIUM FEES:

You should be aware that if you allow your Condominium fees to go three months in arrears, the Condominium Act requires a lien to be placed on title. All legal costs associated with a lien are the responsibility of the Unit Owner and will be added directly to your Common Element fee. Any monthly fees which are not paid on the first of the month will be subject to an arrears late fee of \$20.00 per month, plus interest at a rate of 20%p.a. in accordance with your By-Laws. NSF cheques and/or returned Pre-Authorized Payment (PAP) are subject to a \$45.00 administration fee.

SNOW REMOVAL:

The Contractor is responsible for the following snow clearing procedures:

- Snow will be plowed when accumulations reach two or more inches.
- All roadways will be cleared by 7:00 a.m. provided that the snow has stopped. Roadways will be kept clear of drifting snow.
- Slush will be plowed when melting conditions occur.
- If there is a snowstorm during the day the main roadways will be kept open for traffic.
- Roadways will be salted and sanded as required.
- Snow will be pushed back with a bobcat or removed from the site only when requested by the Property Manager.



GARBAGE:

Please place up to 2 bags of garbage out at the curb before 7:00 a.m. on the day of pick-up. Your By-Laws permit garbage to be placed out the night before but not earlier. If you have additional bags of garbage, they will not be picked up unless they include an extra-bag-tag. Tags can be purchased from the Board (email board@wscc570.ca to arrange for purchase). In addition, you may place broken down and bundled cardboard if it is securely tied. Please remove any garbage not picked up promptly and store the garbage and any containers used out of sight after use. Please help keep the complex clean and pick up any litter. Bulk items such as couches should not be curbside unless pick-up is arranged for that day. Garbage left at the curb that is not meant for pick-up or is put out on the wrong day or week is unsightly to all community residents, incurs a cost and affects our condo fees.



DRYER VENT REQUIREMENTS:

It is recommended that you clean dryer vents on a regular basis. A safety practice recommended by the Fire Department recommends that you do not leave the dryer running when you are not going to be home as this is the cause of many fires.

PETS:



We would like to remind all residents to ensure their dogs and cats are leashed when they are being exercised on the Corporation property. It is also very important that pet owners be sure to “stoop and scoop” after their pets. This requirement is stipulated in the Corporation’s Rules and Regulations and also in the Municipality’s Animal Control By-law. Neglected animal droppings present a health concern for children, other pets and encourage pest infestation. Please be considerate of your neighbours - pick up after your pet.

VISITOR PARKING:

Please be reminded that visitor parking spaces are to be used for **visitors only** and owners/residents should not park their vehicles in these designated areas. Also, the roadways are considered “Fire Routes” and parked vehicles may be ticketed accordingly. **Fire routes must be kept clear at all times.**

RESIDENT INFORMATION / TENANT UPDATE:

Please advise your Property Manager when you change any of your contact information. This information assists in maintaining current records, and permits contacting a Unit Owner or tenant if necessary. Please note that all Unit Owners are required to register their tenants with the management office. Please fill out a Leasing Covenant, Form 5 and Personal Data Sheet from the Resources page of Condominium’s website (wscc570.ca). You can also obtain these forms by contacting the management office.

INSURANCE:

Your insurance responsibilities as a Unit Owner are as follows:

- Personal Property – i.e. Furniture, clothing, all personal effects stored in your unit, etc.;
- Improvements or betterments made to the unit, i.e., wallpaper, panelling, light fixtures, upgraded flooring, upgraded kitchen cupboards, (Reference should be made to the Standard Unit By-Law **if applicable** or the Declaration for standard unit definition– Floor coverings may be fully your responsibility).
- Personal Liability – Your legal liability for any bodily injury or property damage arising out of your personal activities as a Unit Owner, and from the ownership of your individual unit;
- You may be responsible for the deductible under the Corporation’s insurance policy if a loss occurs to any property the Corporation is responsible for insuring. This chargeback of the Corporation’s deductible would apply if the damage was a result of an act or omission on the part of the Unit Owner.



The Condominium Corporation is responsible for insuring the following:

- The Building(s) and units as per Builders specifications however, excluding the portion of each unit the Unit Owner owns and is responsible for, as defined from an insurance standpoint;
- Personal Property of the Corporation, but excluding the Personal Property of the Unit Owners;
- Liability against the Legal Liability imposed by law, as the result of Bodily Injury and Property Damage, arising out of the Corporation’s activities as a condominium. This coverage is extended to provide coverage on behalf of the individual Unit Owners but only with respect to their interests in the common elements of the Condominium;
- Boiler & Machinery coverage as required by your particular Condominium Corporation.

TAG MANAGEMENT

For and on behalf of your Board of Directors
Wentworth Standard Condominium Corporation No. 570