



# NEWSLETTER

## Bicycles Scooters Motorbikes



With great weather on the way we know that many of you will be enjoying the city on your bikes. This is great way to experience Toronto.

We wanted to take this opportunity to remind you of the ways to store your bike within the complex.

- Bikes may be stored in your unit or, if you have one, in your locker underground
- There are free bike racks available on a first come first serve basis above ground
- For a small yearly charge of \$60 there are bike racks available for rent in the underground parking
- Unit 100 level residents may store their bikes on their patios so long as their neighbors are not impacted in any way
- Unit 200 level residents may store their bikes on their balcony
- If you own a parking spot that has a yellow rack, you may chain your bike to the rack, provided that it does not impact the use of the neighboring parking spots.
- If you own a parking spot with a wall and are interested in having your own private bike rack mounted on the wall, please contact the Management Office who will provide prices and, upon your approval and payment, will arrange for an approved rack to be installed.

Bikes may not be left at the end of stairs, in the lane-ways between the blocks (except for the designated bike racks) nor in the fire lane. At no time may bikes be locked to any of the railings as this causes premature damage resulting in higher repair bills and therefore higher maintenance fees.

Scooters and motorcycles of any kind may not be left in the lane-ways or fire lane at any time. These types of vehicles require a parking spot underground.

The Management of The Central asks that you follow these simple rules, which makes life better for everyone. Please ensure your guests are aware of these rules as well.

The Management Office will remove bikes, scooters and motorcycles that are not stored according to the above guidelines or that appear abandoned.

### Upcoming Events

#### Wednesday, May 15

- Garage Washing - Vehicles will need to be removed
- People with lockers near the locker entry doors are advised there may be some water that enters the locker rooms

#### May & June

- Gutter Cleaning
- Window Washing
- Landscaping Work



## Propane & Charcoal BBQs



The use of propane and charcoal barbecues is strictly prohibited within the complex

The Technical Standards and Safety Authority (TSSA - 416.734.3354), advises that Ontario Regulation 211/01 (propane storage and handling) under the Technical Standards and Safety Act is applicable at The Central. This regulation includes provisions for the safe use of propane barbecues, such as:

- Distance between the tank relief vent and building openings (minimum 3ft)
- separation distance of appliance from combustible materials
- storage restrictions in enclosed space

Basically, unless you have at least 3ft clearance in any direction of the propane cylinder to the structure, it is unsafe to use said propane barbecue.

Should anyone be found to be using a propane or charcoal barbecue on the property, you will be asked to remove it.

Should a fire occur due to the use of a propane or charcoal barbecue, the Corporation's insurance, your personal insurance, your personal safety that of other residents may be jeopardized.

In the interests of fire safety, we ask that you please comply with this restriction.



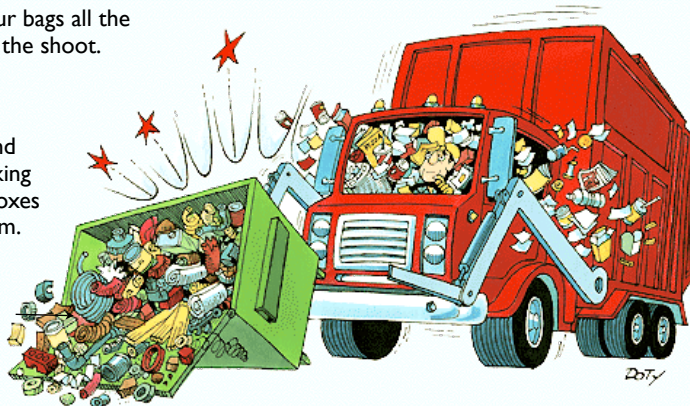
## Garbage & Recycling

Please put garbage down the shoot by Block 200.

Please push your bags all the way in to clear the shoot.

Save the Corporation and yourself money by breaking down your cardboard boxes so they take up less room.

Garbage pickup costs for 2012 was just over \$4000



Items too large to fit down the shoot can be left in the alcove on the south side of Block 100

Recycling and Electronic Waste bins can be found in the underground parking area.



## Contacting Property Management

Property Manager: Mila Mistel

Phone: 416.482.0436

eMail: [pm@415jarvis.com](mailto:pm@415jarvis.com)

Web: [www.415jarvis.com](http://www.415jarvis.com)



## Parties And Noise Levels



Summer is coming and for many of us this means that we'll be leaving our cocoons... I mean houses, and spending more time outdoors with friends.

It's great to have people over for a party, some pre or post night clubbing, for BBQs or just to sit outside and talk or listen to music.

Please remember that we live in a shared environment and that your party can be someone else's noise.

Under Toronto Municipal Code 591, playing of loud music is prohibited between the hours of 11:00 pm to 7:00 am, the next day, 9:00 am on Sunday and Statutory Holiday.



Noise caused by people due to gatherings, parties and the disturbances generated by them, are best dealt with by the police at the time they are occurring.

Please contact the Police @ 51 Division to file a noise complaint and also notify the Property Management company of your actions.

While the Property Management company will keep track of your complaints and will notify owners when there is a complaint against them, there isn't much that can be done without a police report.

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## Pets

The Board and Management would like to remind all owners and tenants of their responsibilities regarding their pets.

Section 3.6 of the Act states:

"All dogs and cats must be kept under personal supervision and control and held by leash or in a carrier at all times during ingress and egress from a Unit and while on the Common Elements."

"Common Elements" include the 100 level patios, the 200 level balconies and the 300 level rooftops. This means that it is not acceptable to leave your pet outside on the patio, balcony or rooftop, regardless of whether or not they're leashed, if you're not outside with them.

Please clean up after your pet. Not cleaning up after your pet is not an acceptable practice. Not only is it unsightly, but it poses a health hazard as well.

The Board and Management request that you refrain from allowing your pet to soil the Common Elements and observe the "stoop and scoop" rule.

Thank you for your anticipated cooperation in this regard !



## Water Water Everywhere

Water - It keeps us alive, it can carve out the landscape and it can cause lots of damage in our homes.

It's also the most expensive item in of the common elements fees coming in at \$94,517 for the period July 1, 2011 to June 30, 2012. This works out to be approximately \$40/month/unit(1).

The City of Toronto approved a 9% increase in water rates effective January 1, 2013.(2)

A run-on toilet wastes approximately 2-4 liters of water a minute - that's between 1 million to 2 million liters a year and costs approximately \$3800-\$5700 a year (\$20-\$30 per unit).

If you've got a run-on toilet or a leaky faucet do yourself and everyone in the complex a favour by getting it fixed as soon as possible!

(1)Actual rates are calculated based on the size of your unit.

(2)[http://www.toronto.ca/utilitybill/water\\_rates.htm](http://www.toronto.ca/utilitybill/water_rates.htm)



## On The Web

For more information about The Central including recent real estate transactions, contractor information, visitor parking registration and the condo declarations and by-laws , surf on over to:

[www.415jarvis.com](http://www.415jarvis.com)

