



Newsletter

www.8parkroad.com

July 2009

New Lighting & Planters on Park Road

In case you haven't noticed, new lighting and planters have been installed at no cost to the owners. Brookfield Property Management agreed to pay for the lights, planters and greenery in return for access to a back stairwell.



Guidelines for Common Areas

The Board of Directors and Management have posted guidelines in each room. Please take a moment to read these. Some of the guidelines are as follows:

- The common areas are now open until 12:00 midnight.
- The terrace is opened at 7:00 a.m. and closed at 11:30 p.m.
- No smoking is permitted on the terrace.
- The use of the pool table must be reserved at the concierge's desk. No one under the age of 14 is permitted to use the pool table.
- No food or drink is allowed in the T.V. room or the Library.
- The Boardroom is reserved for meetings of 3 or more persons and is locked if not in use. Please book the boardroom at the concierge's desk.
- In all areas please report any damage to the concierge immediately.

Parking Garage Access Update



P7 Rebar & Concrete Replacement

P6 Shoring below P7

The Board of Directors and management are working diligently and in regular contact with Brookfield Property Management to ensure owners' interests are protected and to determine the best possible date for owners to access their parking spots. Where possible construction has been planned so that repairs to the access ramps and driveways are completed first allowing us to access the condominium parking garage as quickly as possible.

Although construction has intensified, we do not as yet have a firm date to access our parking garage. The goal is to have access before the end of the year. As soon as we have a firm commitment from Brookfield Property Management we will immediately inform the residents via the bulletin boards.

For those residents that have supplied their email address, we will also send updates by email and post announcements on the website to ensure everyone is informed.

These repairs are a major undertaking as you will note in the pictures above and completion dates are difficult to predict at this time. However, we now attend weekly construction meetings and as soon as we obtain a committed date we will pass it on to you right away. Please be assured your safety is our number one priority. Thank you for your support and co-operation.

RENOVATIONS & FLOOR COVERINGS

Any renovations such as installation of wood flooring or a floating floor must be approved by the Board of Directors. A letter should be given to the management office along with a sample of the under padding. There are specifications for the thickness of the under padding which must act as a sound barrier so please check with the management office before ordering. If approved, a letter of permission will be given to the owner. This letter will state that the work is an improvement and reimbursement for damage must be covered under your own property insurance in accordance with the standard unit by-law of the Corporation. As stated in the Declaration, 60% of all floors must be covered with area rugs or carpet. If any noise complaints are reported, a suite inspection will be conducted in order to check that you have the floors covered with 60% carpeting. It is also recommend that felt pads be installed under all furniture to add to the sound barrier. Painting does not require approval, but if any structural changes are being considered you must supply a letter and an engineer's drawings in order for the board to consider and approve these changes. If changes are being considered, please double check with the management office beforehand to ensure that you follow the proper procedures.

Always remember to pre-book the service elevator when you are having building materials delivered to or taken out of your suite. The service elevator is available on weekdays that are not statutory holidays from 8 a.m. to 4 p.m.

NEW RULES & REGULATIONS

The new Rules and Regulations are in effect as of June 18, 2009. These were distributed in the budget package for the owners' review. If you did not keep your copy, you may print a copy from the website. www.8parkroad.com

The Rules and Regulations are found in Legal Documents. If you have not read the new Rules, please read them carefully and contact the board of directors or the property manager if you have any questions. The Board of Directors would like to thank Sherry Tabesh-Ndreka & Mark Rosen for all of their hard work they put into this project.

IMPROVEMENTS COMMITTEE

The Board has formed an Improvements Committee which will make recommendations to the Board on future improvements to the common elements, building decorations, etc. If any residents are interested in joining the Improvements Committee, please contact John Stuart by using the Board's e-mail, by leaving a message at the front desk or with the property manager. The inaugural meeting will be held in the near future.

INSPECTIONS AND MAINTENANCE

While the fan coil maintenance was being completed in the spring, a check was completed for leaking taps, showers, caulking around toilets and running toilets. We were amazed to find so many leaking taps and showers. Management sent notices to owners requesting that the leaks be repaired as these leaks cost every owner money. We would like to thank the owners who complied with our requests. In regards to caulking of toilets, many owners may not be aware of two incidents where a toilet overflowed, causing water damage to a number of suites. It is in your own interest to ensure that the bottom of your toilet is caulked in case your toilet overflows. **Did you know a leaky tap can waste up to 800 litres of water per month? That is equivalent to filling 16 bathtubs!**

Summer Hours for Property Management Office

Residents are reminded that, subject to emergencies, the office is closed at 1 p.m. on Fridays from now until September 11, 2009. If you require assistance or information after 1 p.m., please call the concierge at (416) 944-9560.

8 PARK ROAD SUMMER SOCIAL



Here are some of the pictures from the Summer Social on the terrace. What a great turn out!



Thank you to everyone that took the time to come out and meet their neighbours and mingle.

Update from Green Committee

(Virginia Lawrence (Chair), Nikila Cole, Margaret Hing, Peter Lawrence, Bob Stover)

Toronto reduced electricity consumption by 15% during Earth-Hour on March 28th, 2009. Kudos to those who participated in your suites or in our party room where refreshments were served, games on environmental issues played and prizes won. Mark your calendar for community environment day on Sat. Oct. 3rd (subject to change in view of garbage strike) when recyclables can be dropped off at Ramsden Works Yard, across from Rosedale subway. Contact Margaret at Margaret.ngthowhing@utoronto.ca for further details or if you are interested in volunteering.

CFL bulbs are touted as very energy efficient and long lasting but care must be taken in their disposal because they contain mercury. Please refer to the notice board or our condo website <http://www.8parkroad.com> re instructions on disposal and our August eco-tips.

Our committee is committed to fighting climate change through reduction in energy consumption and the enhancement of air quality with greeneries. Share with us your ideas on Living Green. Continue with your good habit of recycling, reducing and reusing.

A few eco-tips for you to consider:

- 1) Now that the weather is warm, why not leave the car at home and walk or bike.
- 2) Pull up the windows of your car before switching on the air conditioner.
- 3) Wait until it rains to wash your vehicle or use a bucket of water and some elbow grease.
- 4) Summer is perfect for picnics. Use reusable plates, cups and cutlery rather than disposables which can take more than 100 years to break down.
- 5) Make sure hot food is cooled before it is put in the refrigerator.

Building Access

It is each resident's responsibility to carry his or her access card or fob at all times. It is not the responsibility of the concierges to open doors for residents.

This subject came up at the last Town Hall meeting in regards to security. The concierges must be away from the front desk on patrol once every hour and residents have gotten upset when they have to wait for the concierges to gain access, not realizing that card or fob access is required.

Visitors are required to sign in at the concierge desk and the concierge will call up to your suite to announce the visitor. If the concierge is not at the desk, the panel in the Sky Lobby allows visitors to call up to your suite directly. The panel's directory displays your name and a code which the visitor will punch in to call your suite. The code will not be your suite number to protect your privacy.

A notice was sent to owners with the budget package requesting that you indicate by signing a form available at the concierge's desk how you would like your name to be displayed in the directory.

Please ensure that you sign the form for the names directory at the concierge's desk as soon as possible if you haven't already done so.

Del Property Management Events

Del Life Style Program puts on several events for Del-managed buildings throughout the year such as golf tournaments, tennis tournaments, and bridge tournaments. Del is in the process of organizing its annual golf tournament, which is to take place on Wednesday August 26th, 2009. If you are interested in joining a group of residents on the 8 Park Road golf team, please contact the management office at (416) 944-8908 or sign up at the concierge's desk. It is not necessary to be an owner to play on the golf team; however, team members must live at 8 Park Road.

LARGE ITEMS BEING MOVED THROUGH THE SKY LOBBY

As everyone is aware, we have just installed a new red carpet in the Sky Lobby to complete the Sky Lobby upgrades. Some residents continue to try to move large items through the Sky Lobby. This practice is not permitted as it can result in damage to and wear and tear on the common elements. You must book the service elevator in advance to bring any large items into the building or to move out large items.

Pigeons on Balconies

Management has received a number of complaints of pigeons on balconies. The Board of Directors recommends and has approved installing a net on balconies to combat the pigeon infestation. The approved net costs approximately \$150 and the cost must be absorbed by the owner. Only owners can request nets as the net must be affixed to the cement. The property manager will provide the name of an approved company which can install the netting. Owners should not purchase nets from other companies without obtaining the board's approval. Balconies are classified as common elements and, accordingly, changes cannot be made to balconies without the board's knowledge or approval.



EMAIL ADDRESSES

Please provide your e-mail to the Management office if you wish to receive notices by e-mail. Starting this fall the annual meeting package will be sent by email. Reduced paper and postage help reduce everyone's costs.

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UPDATED RESIDENT INFORMATION FORMS

In the budget package new information forms were included. If you haven't already filled one out, please ensure that you update your information.

FARMERS MARKET IN THE PARK

Rogers is launching 'Farmers Market in the Park' to be held in the Huntley Street park (weather permitting) from 2 p.m. to 5 p.m. every Wednesday until August 26. Rogers has provided the following list of fresh local produce available at the Farmers Market:

- *Zephyr Organic Farms* (farmed organic vegetables)
- *Goldwater Seafoods* (Nova Scotia hook-line fish)
- *Scotch Mountain Meats* (premium natural hormone-free meats)
- *Millbank Cheese* (cheeses)
- *Bees Universe* (bee products)
- *Torrie Warner Farms* (local seasonal fruits)
- *Caketown & Principal of Eternal Springs* (sweet and savoury baked items)
- *Winfield Produce* (jams, preserves, corn)

City of Toronto Community Environmental Day

Sunday, October 3, 2009, 10 a.m.-2 p.m. at Ramsden Works Yard (across from Rosedale Subway Station) Drop off TV's, computers, household hazardous waste (paints, solvents, fluorescent light bulbs, batteries, etc.) for recycling or disposal. Donate art supplies, children's books, costume jewellery, old clothes for donation to public schools. Donate sporting goods, books, non-perishable food, eyeglasses, and linens to Goodwill. Call (416) 338-0338 or visit www.toronto.ca/environment_days for complete information.

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