

Monthly Report, December 2019

Note: Beginning with this issue, we are delivering a copy to each suite, rather than leaving a pile in the mailing room. If you are going away for an extended period during the winter, you will be notifying the manager, who will let me know, and I will not leave a copy at your door during those absent months. Snowbirds will be able to read the newsletter on the website. [S.B.]

Board report, November 25th meeting

The Board received the final report from the manager regarding the garage repair project. It did come in under budget, and the manager reports that there was excellent communication among the engineer, the contractor and management, and that the contractor did a very good job. The membrane is expected to last for approximately 10 years.

Napoleon has been on site to perform maintenance on fireplaces. This maintenance is the responsibility of each owner and now that Napoleon has offered a maintenance plan for future service those who signed up will hopefully be served efficiently in 2020. For those of you who did not sign up, you can still get your work done from Napoleon or you can get another technician to do the job. The corporation recommends that you perform regular annual maintenance on your fireplace, but henceforth management will not be involved in the arrangements for service.

We were disappointed not to receive the first mock-up of the new website in time for the meeting. This mock-up will be available to the Board during our winter hiatus and we will proceed to work with management and the webmaster as it becomes available.

We approved a slurry seal microsurfacing for our parking lot repair to be done in the spring. Shared Facilities and Water View will need to approve also but there is plenty of time before the work begins. Information provided to us indicates that microsurfacing and asphalt offer a 50-50 cost/benefit equivalence, except that microsurfacing can be done in hours compared to asphalt being done in days. So the method we chose will not force us out of the garage and across the street for three or four days in a row.

We approved the hiring of an arborist to remove the scrub trees growing against our foundation on the south side. We will also trim the fir tree adjacent to the garage. We will leave the maple trees and fence on the south side as is for now, pending communication from the new owners of the land adjacent on our south. The new owners are SmartCentres REIT and Greenwin Inc. You can look them up for early details but there will be meeting announcements regarding their plans soon.

We discussed “resident impact” from management and staff decision making with regard to construction projects and repair jobs. The Board requested that these impacts be given consideration when a job is being planned. As part of an improved communication process, management is going to set up a text/phone robo-contact system whereby all residents can be contacted quickly with up to date information. For example, when the water is going to be shut off, or the elevator out of service, it will be possible to tell everyone instantly when service is restored. You will receive a notice explaining this system, from which you can opt out if you do not want to be included.

Rule 11(b) governs the storage and use of bikes on Grand Harbour property. Please note that you are NOT allowed to store your bike anywhere on the property except in your own parking spot or one of the two bicycle cages provided by the corporation for your free use, so long as your bike is tagged. Tags are provided in the office. In the spring we will be providing details of our policy connected with the rule, and owners of bikes will have a chance to comply before their bikes are removed and given to charity.

There will be no board meeting in December, and thus no monthly report until February 1st.

The Board wishes you and yours a “grand” holiday and a safe and prosperous new year.

Susan Bracken

Manager's reminders

Garbage / Recycling Room:

- Organic waste bins do not accept metal, glass or plastic. If these are found within the bins the City of Barrie will refuse pick up.
- Garbage is being improperly placed in the recycling bins. Reminders about what can go where: within the grey bins – paper products (telephone books and magazines, all household paper including newspapers, boxboard and egg cartons...etc.), within the blue bins – metal/glass/plastic, (empty aerosol cans, plastic retail and grocery bags, aluminum trays, pie plates and clean aluminum foil, Tetra Pak boxes, juice and milk cartons, plastic food and beverage containers, bottles, jugs, tubs, styrene trays and lids, glass food and beverage bottles and jars... etc.)
- Please do not leave large items in the recycling room; furniture and other large items are not allowed to be left, nor is hazardous waste.

Going Away:

- If you are going away during the winter please make sure to complete an Owner absence form. They are located in the mail room.

Speeding:

- Please do not speed in the parking lot. Be aware that in the event of an accident resulting from speeding, our surveillance cameras will be able to identify you and the consequences will be yours to deal with.

Christmas reminders

- No real trees or wreathes are allowed on the premises. No ornaments or mats may be placed in the common areas. Wreathes or holiday decorations made of wood, ceramic or metal may be hung on your suite door so long as the item does not protrude past the indented area in front of your suite.

Sam Snow

Important dates

Christmas Dinner: December 13th at 6 PM (last day to pay is Monday Dec. 2)

Carol Sing: December 18th at 7 PM

New Year's Eve Happy Hour: December 31st at 6 PM

See Social Calendar in mailroom for event schedule details.