



# Grand Harbour Views

March, 2019

## Emergency planning

Emergencies that could lead to disasters can strike at any moment.

Some are “fast response” emergencies like a fire in a hi-rise or impending tornado threat, when you will need to make fast decisions that may save your life.

Others are “slow response” emergencies like the recent pipe burst in a Toronto hi-rise electrical room that knocked out heat, power and water in the dead of winter. In the latter case you would have time to choose what items you will take with you during a short or long evacuation period.

Your best move is to prepare for a “fast response” emergency, which, by default, also prepares you for many types of disasters and emergencies.

Your Board and Management have been considering disaster/emergency response for some time, and have finally concluded that preparation for emergencies is the responsibility of each owner and resident at Grand Harbour.

Management has created an Emergency / Disaster Plan for Staff, which covers what resources and contacts are available during an emergency and what each staff member is expected to do.

An Emergency / Disaster Plan for Residents has also been created with detailed advice about how to create your personal action plan. The Residents’ Plan is available in electronic or hard copy form by asking at the office.

A basic outline of what you need to do to protect yourself, and to recover from, an emergency situation has also been added to the Grand Harbour Welcome Booklet.

### *Tips on preparing for emergencies*

- Ensure you have “condo” insurance to cover your losses or liabilities.
- Create your own disaster/emergency plan based upon your personal situation.  
Such a plan should include having a back up list of all your contacts which you keep off site at a family member’s home or in your car or a safety deposit box. Copies of all your important documents (such as wills, insurance policies, medical records) should also be kept off site. Next, you should get a battery operated radio because civic authorities will be making announcements about the emergency over radio networks. You should ensure you have enough non-perishable food and water in your suite to last for 72 hours. You should have a “go-bag” with emergency supplies that you can grab as you leave your suite in a hurry, or, at the very least, keep essential items like wallets, keys, purses, laptops, cell phones etc. in the same place all the time so you can quickly gather them up.
- Take a few minutes to consider what you will do in case of any of the following emergencies.  
Fire  
Loss of power, or water, or both  
Threatening severe weather  
Elevator malfunction  
Hazardous spills  
Bomb threat or terrorist activity  
Cyber attack or identity theft

*Cont’d next page*

## **Emergency planning, continued**

All levels of government have detailed emergency and disaster plans. The guidelines they use to create the plans should be the ones you use to create your own: Adequate prevention and **PREPARATION** will enable an educated **RESPONSE** to an emergency and lead to an effective **RECOVERY** after it is over.

Management will endeavour to work with civic response personnel to assist you but that will not always be possible. The on-site phone number to call in every situation 24/7 is 705-627-5951.

In the event of an emergency that requires you to be evacuated from your suite, you will still have to pay condo fees for as long as it takes to make repairs and get you back home.

If Grand Harbour loses power, the generator will automatically start and will operate one elevator, lights in the hallways and garage and the overhead garage door.

*Susan Bracken*

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**DISASTER:** A sudden event that disrupts the functioning of a society or community leading to losses that exceed the capacity of the community to cope using its own resources. [Hurricane Hazel, the Barrie 1985 Tornado for example].

**EMERGENCY:** A serious situation that requires suspension of ordinary activity in order to avert further damage or disaster. [Ice storm or wind storm leading to power outage; fire or flooding in the facility, for example].

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## **Manager's report**

### ***Balconies and Patio Doors:***

Have you looked at your balcony? Do you have any cracks or is the stucco peeling? Is water pooling? Are your patio doors drafty or damaged? If so, please report it to the Management office. All balconies reported will be inspected by Management at a future date.

### ***Bikes:***

If you have not registered your bike within the last four months please do so. Any bicycles without their proper tags will be deemed abandoned and removed from the property by the end of March – early April.

### ***Underground Parking Garage:***

Please be reminded only your vehicle, bicycle and shopping cart are permitted within your parking space. Should you have other items stored within your space please remove them immediately or they will be removed and disposed of.

### ***Communication:***

We love to hear from you! We ask that if you have any comments, suggestions or complaints to please put them in writing, either signed or unsigned, addressed to Management or the Board. This type of communication allows us to appropriately address the issue and if need be, allows us to present your ideas to the Board. Use the Management mailbox when the

office is closed or email [ssnow@bpmgmt.ca](mailto:ssnow@bpmgmt.ca).

### ***Elevators:***

There are times when an elevator may get stuck on a floor. If you are stuck in the elevator please use the elevator call button to receive assistance.

However, if you are outside of the elevator and there is no emergency situation do not use the elevator call button to report a stuck elevator. This reports a false emergency call. Instead report to the Superintendent, Management, the Weekend Relief or Security that the elevator is stuck and we will arrange for a service call.

Please be reminded that you must book the elevator by contacting the Superintendent (Joe – 705-627-5951) for all large deliveries or deliveries of building materials. This will ensure that the elevator pads are hung and the proper elevator is used.

### ***Condensation Problems in your Unit?:***

Excessive condensation has been known to contribute to mold or mildew, as well as damage paint surfaces and drywall. Metal window frames can also cause condensation issues due to the fact that they conduct heat very quickly and will “sweat” or frost up in cold weather. Please be reminded that interior repairs that are a result of condensation are the responsibility of the unit owner.

If water is accumulating on your windows or frost appears on your window sills here are some condensation prevention tips:

- Raise the average temperature one or two degrees (when leaving your unit for a long period of time turn down the heat but do not shut it off).
- Open window coverings and blinds.
- Make sure interior doors are left open during the day to allow air circulation.
- Do not block heating vents.
- Run a dehumidifier to reduce excess moisture.

*Lisa Johnston R.C.M.*

## **Safe consumption site**

With the news that a Safe Injection Site has been requested for funding and approval in Barrie, the topic becomes of interest to us because of its likely proximity to our building.

### ***What is a Safe Consumption Site?***

A SCS is a place where addicts can go to get clean needles and inject or inject their drugs in a safe environment. The goals of such sites are to prevent overdose deaths on the streets; facilitate access to medical care and treatment programs; reduce public disorder and consumption equipment litter; reduce impact on emergency service first responders

### ***These sites are controversial.***

Some argue that public funds should not be used to enable illegal activity and that giving addicts a place to inject inhibits the public goal of prevention, abstinence and enforcement of law.

Others are in favour of SCS on the grounds that new ideas are needed to combat drug addiction. They believe the sites get user activity off the public spaces and save taxpayer money formerly spent on law enforcement and emergency first responders.

The facts are that drug addiction is increasing and that it is evident in the downtown of Barrie.

The facts are that the first site opened many years ago (2003) in Vancouver and that there are many studies about how this has impacted the users and the community at large since then.

As owners of valuable property near a downtown area with ongoing drug enforcement problems, we should research for ourselves the facts and studies so

that we can come to a comfortable opinion of our own and work towards best solutions to a seemingly intractable problem.

The official government website on this issue is <https://www.canada.ca/en/health-canada/services/substance-use/supervised-consumption-sites.html>

A google search for “injection sites” or “polls re injection sites” will yield much information.

*Susan Bracken*

## **Report from the Board**

At our February 25th meeting, our treasurer recommended several GIC purchases per the advice from our investment adviser, Wood Gundy.

We reviewed the first draft of the 2019-2020 budget and will approve this in a future meeting after a Q & A with management.

The specifications for garage repair were received from our chosen engineer (Burnside) and the Board approved requesting the engineer to open bidding from contractors.

Management is in the process of acquiring quotes for outdoor parking lot repairs, which work will probably be deferred until after the parking garage work is completed.

We approved replacement of deficient balcony doors and repair of deficient HVAC systems.

We approved the Emergency Plan for Residents which is now available as stated on page 1.

Management has been unable to communicate with owners of the adjacent property which includes trees overhanging our property line. City officials have declared no responsibility over this private land. The Board will monitor the situation and continue to prune the overhanging tree branches pending sale of the property.

The Board discussed what level and type of security is appropriate for our building and will continue to study the issue in future meetings.

The Shared Facilities Committee chose Outdoor Design as the landscaper for Grand Harbour and Water View for 2019. We were assured by the manager that there is a sufficient budget to ensure our satisfaction with the appearance of the gardens.

We discussed resident volunteer gardeners for the coming season. The Board decided that there will not be a budget available, but that if residents of Grand Harbour wish to prune and weed in the portico and pond area they can do so if they register with the manager and receive a list of rules to follow.

A Committee of board members and owners from Water View and Grand Harbour selected Grant Thornton as auditor of our 2018-2019 financials. This choice will need to be ratified by the owners of both facilities as per the decision made at the 2018 AGM. We decided to include this ratification process in our upcoming owners' information meeting, which will be a Q & A regarding the budget as well, and also other matters of concern. We set a date of May 22nd for the meeting.

We also set the date for the 2019 AGM as September 25th. At that time there will be three vacancies on the Board. All owners and residents who are interested in becoming a director should visit the Grand Harbour web site ([www.grandharbour.info](http://www.grandharbour.info)) and read the article about "Becoming a Director" and be assured that you can discuss your interest with any current board member or with our manager. As well, be reminded that CCI Huronia is offering an intensive two day course for directors and potential directors on April 27th and 28th at the Ferndale Banquet Centre. The Corporation will pay the expense of attendance at this course for up to two residents. Director training is also available at no cost through the Condo Authority ([www.condoauthorityontario.ca](http://www.condoauthorityontario.ca)) which you can take after notifying the manager of your intention. All new board directors are required to take this course, either before or after becoming elected.

*Susan Bracken*

## **Social news**

A BIG THANK YOU!

To all who helped at the Valentines Morning Coffee. Also for the many helping hands at the Pot Luck Supper (the cooks, the set up and the clean up crews). Many hands make light work.

The annual St Patrick's evening with the Ukuladies to entertain us will be on Sunday March 17th at 7:00 PM in the 2nd floor party room. Please join us. It's

free - compliments of the Social Committee - great music, jokes, and dancing. It's a fun time.

### ***Upcoming Events***

St Patrick's Day Entertainment: Sunday March 17th. 7:00PM.

Happy Hour: Friday March 29th 4:00 - 6:00PM.

*Have a Safe, Happy, Healthy, March.*

Your Social Committee

## **President's message**

When I think back to May of 2014, almost 5 years ago, I was excited to move to 2 Toronto St. for the beautiful location and amazing view, not to mention that I would no longer have to mow a lawn or shovel a driveway. What I didn't realize at the time was that the community here at Grand Harbour would be what I'd cherish the most.

As some of you may know already, I've purchased a house once again and, as of the printing of this newsletter, will have moved out of my condo. I will certainly miss the social events, the great conversations or just the casual hellos as we pass each other in the hallways. Being part of this community has been incredibly enjoyable and rewarding.

I will be returning from time to time to check in on my condo (which I will maintain ownership of) as well as in a social capacity to keep our many friendships going strong. I will also be returning at times to continue in my role as your board president until the AGM in September. Though I will no longer be living in the community, I will still hold it near to my heart and will continue to act with the same consideration as I have in the past.

Thank you for all your friendship and continued support over the years and in those to come!

*Anson Camick*

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***Note: An updated Welcome Booklet will be available in the office and on the website by the middle of March.***

## Editor's note

It has been my pleasure to serve you as editor of this newsletter for the last nine years.

I have taken part in, or witnessed and reported, many ups and downs for our condo community:

- the seemingly endless re-design of the Barrie waterfront and the years of noise and dirt and disruption that eventually led to the wonderful playground on our doorstep

- the likewise seemingly endless amendment process to the Condo Act which was being pressed for as I began this editing journey and has not yet been completed

- formation of the green energy committee and our efforts to upgrade our facility

- the awesome achievements of an active gardening committee which brought us not just beautiful gardens and community recognition, but our very own vegetable garden which bounty was shared by all

- the retaining wall breakdown, leading to changes on the terrace and loss of that veggie garden

- the years of struggle with our sister building as we attempted to create a fair shared facilities agreement, and the satisfaction that came with finally achieving it

- threatened major development adjacent to our property and our owners' banding together to object

- the gradual, constant, improvement of our physi-

cal facility, including automatic door openers from the garages and into the re-cycle room and elsewhere, and the installation of LED lighting throughout

- the formation with our sister building of a committee to choose a new management company

- the many meetings required to pass many by-laws, including for mundane things like standard unit by-laws, and potentially controversial things like a no-smoking policy

- the complete refurbishment of our interior, completed on time and on budget

- the activities of the Huronia Chapter of the Canadian Condominium Institute

- the formation of the Kempfenfelt Condo Network

- the introduction of composting for our hi-rise and others along the bay.

I am proud to have provided in depth coverage of important condo issues like insurance (Apr. 2013) and re-cycling (May 2018).

I had fun with the job too, as when I reported on the government plan to ban farting in elevators (Apr. 1, 2014) and when I shared a Halloween joke with you after I found my 96 year old mother rolling with glee over it (Oct. 2011).

Through it all I have been encouraged and gratified by your thanks and response to my efforts.

So now, I pass the torch . . .

*Susan Bracken* -- 30 --

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### Contacts:

Building Supt.: Joe Murray, 705-627-5951

Property Management, Bayshore Property Management, 11 Ferris Lane, Ste. 101, Barrie ON L4M 5L6; Manager, Lisa Johnston, 705-722-3700, ext. 227, ljohnston@bpmgmt.ca; Property Administrator, Sam Snow, 705-721-4192, ssnow@bpmgmt.ca [**Sam is your first point of contact for all management requirements**] On-site hours are Monday & Wednesday, from 8 - 4 PM (closed for lunch)

Newsletter Editor: [This volunteer position is vacant. Contact the Manager if you would like to do it.]

See [www.grandharbour.info](http://www.grandharbour.info) for current and archived issues of the newsletter and calendars, Grand Harbour's Declaration and Rules, minutes of Board meetings, suite floor plans, photographs, and links to Water View, and much more.

You can also download forms connected with facility activities, such as elevator booking, notification of Bell or Rogers appointments etc.