

HALTON STANDARD CONDOMINIUM CORPORATION NO. 628

1005, 1025 & 1045 Nadalin Heights, Milton, Ontario

www.hscc628.ca



SPRING / SUMMER 2022

On behalf of your Board of Directors of Halton Standard Condominium Corporation No. 628, we would like to take this opportunity to welcome all new owners and residents to the complex.

YOUR BOARD OF DIRECTORS

Mike Bolta – President
John Kidston – Director
Alexander Hall – Director
Lezlie Rivett – Director



A WORD ABOUT CONDOMINIUMS:



For a Condominium Corporation to be successful, it is important all 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 of Directors

QUESTIONS & CONCERNS:

Your Board, while not insensitive to your concerns, has a policy that they not 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 and 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, CALL 1-877-606-3734
*PARKING & PHONE ROOM ACCESS IS NOT AN EMERGENCY AND SHOULD BE DEALT WITH MONDAY TO FRIDAY BETWEEN THE HOURS OF 9:00 AM & 5:00 PM**

PARKING:

Please respect the **NO PARKING FIRE ROUTE** restriction at all times. "Visitor Parking" is not for homeowners/tenants. All residents parked in visitor parking or in the fire route will be tagged. Please be aware that there are above-ground reserved parking spaces owned by specific units. Please **DO NOT** park your car in these areas and make your visitors aware of these reserved spots. Visitors need to register their vehicles to park in the visitor parking areas and third party parking enforcement is in effect.

GARBAGE:

Please ensure that household garbage is securely tied at all times and deposited in the garbage chute located on each floor. Please make sure you push your garbage all the way down. Also compost material must be deposited in the proper bags and may not be loose. Recyclable items go down the chute when the button on the wall in the garbage chute room is pushed to select recycle. **At no time is garbage to be deposited in the underground garage.** Please double pack your household garbage and kitty litter. Compostable bags for organic waste disposal can be purchased at stores such as your pharmacy or \$\$ store for minimal cost. Loose organic material (chicken bones, meat, vegetable/fruit peels, etc.) can stick to the metal chute walls and invite insect pests or rodent infestation. Any power washing of the chutes or required animal control visits will be added to the budget and could impact future condominium fee structure.



PETS:



Many Residents enjoy the companionship that goes with pet ownership. However, pet ownership also entails additional responsibilities and obligations to your pet and to your neighbours. We remind all unit owners to ensure their pets are leashed when they are being exercised on Corporation property. In addition, we remind all unit owners to be courteous to their neighbours on the first floor level and do not allow their pets to perform their duty in front of their gardens. It is also very important that pet owners ensure 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.

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 under the Condominium Act to register their tenants with the condominium corporation. Please fill out a Leasing Covenant, Form 5 and Personal Data Sheet. You can obtain these forms by contacting the management office.

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 and NSF cheques and/or returned Pre-Authorized Payment (PAP) are subject to a \$45.00 administration fee.

BALCONY AND TERRACES:

Please do not store any items on your balcony or terrace. Only seasonal furniture is permitted on the balcony and the furniture is required to be safely secured in order to prevent such items from being blown off the balcony. It is against the Corporation’s Rules to shake or beat any mops, brooms, dusters, rugs or bedding from any window or your balcony. It is against the Corporation’s Rules to have carpeting or mats on the balconies for two reasons: when wet they hold water against the concrete that eventually will cause damage to the concrete **and** the potential of the carpets blowing off in a high wind resulting in possible damage or personal injury to persons below. Please ensure that all flower pots have trays or saucers to catch overflow water. Flowers hung on the balcony rails must be hung **inside the rails only**. Remember, there are residents below your balcony.

INSURANCE:

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 is responsible, 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 the Condominium Corporation.



Your Insurance responsibilities as a Unit Owner are as follows:

- Personal Property – i.e. Furniture, clothing, all personal effects stored in lockers, etc.;
- Improvements or betterments made to the unit, i.e. wallpaper, paneling, light fixtures, upgraded flooring, upgraded kitchen cupboards, (Reference should be made to the Standard Unit By-Law if applicable – 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.

TAG MANAGEMENT

For and on behalf of your Board of Directors
Halton Standard Condominium Corporation No. 628

