



Resident Newsletter

3rd Edition - November 2012

NEWSLETTER:

- Messages from the Board
- What's new at ParkLake Residences?
- What you need to know
- What is happening in the neighbourhood?
- Things to remember
- Things you need to do

MESSAGES FROM THE BOARD

The meeting held on Tuesday November 6, 2012 did not result in the passing of The Standard Unit By-Law 5.

Although 25% of unit owners attended the meeting by proxy or quorum, the meeting was held without obtaining the votes for (or against), the passing of the by-law as The Condo Act specifies that 50 + 1 votes of all unit owners are required to pass the by-law or otherwise. The meeting was adjourned.

The Board would like to thank all in attendance of the meeting and would like unit owners to know that the voting of By-Law 5 will be revisited in the future.

WHAT'S NEW AT PARKLAKE RESIDENCES?

A new website is being designed to showcase ParkLake Residences. The website is still under construction, and will be available in the New Year. The website address will be ParkLakeResidences.org.

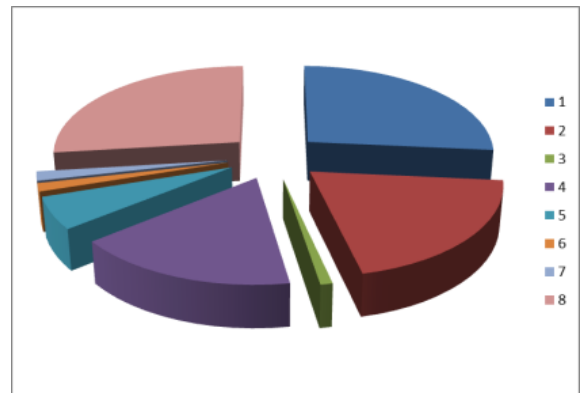
Landscaping to beautify our building entrance. The board requested that Property Management conduct research and obtain 3 (three) quotes to beautify the Lake Shore Boulevard front face entrance. This would display an inviting landscape on each side of the car entrance/exit and showcase more prominently of Park Lake Residences. We also need volunteers to join the Landscape committee; if you would like to join the team, please send an email to rsangiorgio@scpl.ca and she will connect you with the committee.

New access method for your suite and all common doors, including Gym and Yoga - Property Management is

investigating another form of key to access your suite. In addition to the access card, a key fob (A key fob is a generally decorative and useful item people carry with their keys, on a ring or a chain) could be used. It has been confirmed the new method is compatible with our door system, suite doors and software. Residents will be able to purchase a key fob for the amount of \$50 per fob and an initial supply of 100 has been ordered.

MAINTENANCE FEES – WHERE DOES IT GO?

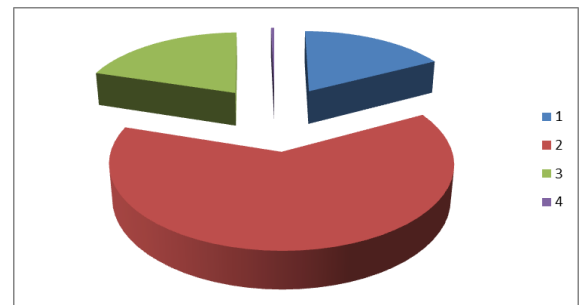
Curious to know where your maintenance fees are going? Here is a pie graph in percentage (%) that explains where all our dollars are going.



Legend

| | |
|-------------------------|--------------------------------|
| 1) 26% Utilities | 2) 20% Maintenance |
| 3) 1% Administration | 4) 17% Security |
| 5) 6% Management Fee | 6) 1% Insurance |
| 7) 1% Professional Fees | 8) 27% Contribution to Reserve |

*As a percentage of Budget



Utilities

| | |
|------------------------|--------------------|
| 1) Gas 1.7% | 2) Electricity 63% |
| 3) Sewer and Water 20% | 4) Intercom 1.9% |

WHAT YOU NEED TO KNOW

The BBQs have been professionally cleaned and put into storage for winter as of November 2. Once spring returns, we will announce when the BBQs will be available again.

The declaration is the constitution of a condo. It is a thick document that is based on the **Condominium Act** and that each owner receives upon purchase of a unit in a condo. For resale condos, it comes with the status certificate, rules and regulations, financial statements and a certificate of insurance. ParkLake Residences has its own Declaration. Here are some samples of what you can find in our declaration.

Section 16 - General Use (2) - The Owner of each Unit shall comply, and shall require all residents, tenants, invitees and licensees of his Unit to comply with the Act, the Declaration, the by-laws, the Rules and any rights and easements registered against the property. (Form 5)

Section 17 - Use of residential Dwelling Units (ii) - Christmas Decorations - Christmas lights and decorations are permitted inside of your suite between December 15th and January 15th provided that the quantity and type of same are approved by the Board.

WHAT IS HAPPENING IN THE NEIGHBOURHOOD?

Have you noticed that the Sales Center has been completely removed to make room for a new project called The BMX Bicycle Park City of Toronto?



The City of Toronto has commissioned Jay Hoots, the most experienced bike park designer in North America, to design a new bike park that will run parallel to the north side of Lakeshore Boulevard between Colborne Lodge Road and Ellis Avenue in the western beaches.

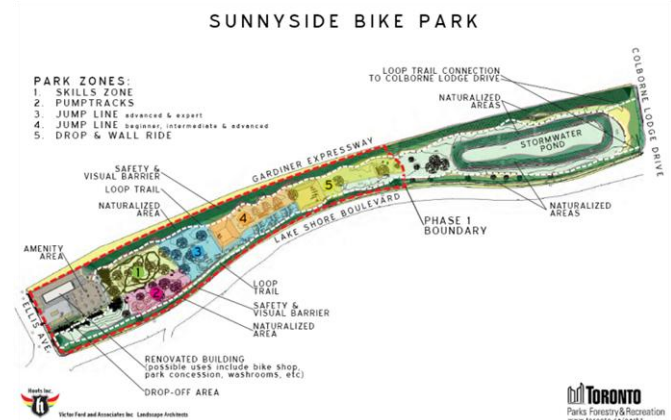
The park has been designed to offer progressively difficult challenges and opportunities for off-road cycling skill building. It includes: a skills trail, pump tracks, a wide variety of jump lines and a large drop and wall ride. Amenities such as benches, picnic tables, drinking fountains and family areas have been planned to make

the park an ideal destination for families and people who have yet to try off-road cycling.

This new bike park will address the lack of off-road cycling venues in the west end of the city. It is hoped that it will reduce or eliminate informal parks being created in ecologically sensitive areas in the High Park neighbourhood. This project is a concrete example of Parks, Forestry and Recreation's work with the off-road cycling community to protect the natural environment and trails system.

For more information:

<http://www.toronto.ca/parks/featured-parks/bike-parks/sunnyside.htm>



WHAT YOU NEED TO REMEMBER

- **DISPOSAL OF CIGARETTES** - Property Management has distributed a reminder in regards to disposal of cigarette butts. This is a fire hazard and could seriously hurt children should it fall on someone or inside a unit below. The Astroturf on the 5th floor, common area, is also showing signs of burns from cigarettes. To ensure the safety of the residents and prevent costly property damage by fire or body harm, please dispose of your cigarettes safely using a metal container or an ash tray with lid.
- **SPEED LIMITS IN THE PARKING AREA** - For the safety of our pedestrian, residents & visitors, please ensure that you respect the speed limits of 10km/h in the parking area. Especially during "rush hour" as we have kids walking through the area on their way to school.

Contact Information:

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