



# THE GRAND



The Official Newsletter of Peel Standard Condominium Corporation # 960

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## A New Year Brings New Opportunities to P.S.C.C #960

2015 was a good year for P.S.C.C # 960.

The building held its' first ever AGM meeting in November, the Town Hall was well attended and received, and the Board welcomed one new and one returning Director. We also hosted a holiday Meet and Greet which gave everyone an opportunity to come out and meet with their neighbours in the building.

2016 brings opportunities to make things even better for all the residents here. To start off, we have recently established a Social Committee which will help bring a greater sense of community to everyone at 3985 Grand Park Drive. We also look forward to some exciting announcements from this team in the coming months. Repairs have begun based upon the first-year Performance Audit that will address deficiencies and improve the overall quality of living in the building.

As the year progresses, the Board of Directors will be actively looking at opportunities for enhancements in the building based upon your feedback; efforts that we hope will certainly increase the look and overall comfort at P.S.C.C.

#960.

Residents can certainly help make 2016 a great year for the building by doing little things that go a long way.

Our main concern is the safety of everyone in the building. Doing little things such as making sure entrance doors to the building are properly closed behind you, not allowing non-residents to follow you into the building, and reporting any unsavory behavior to security will bring increased safety and peace of mind to everyone.

Properly disposing of garbage, organics, and recyclables is a must to making the building better. Garbage chutes are located on all floors and should be used when discarding waste, but please be mindful that larger items that do not easily go down the chutes should be brought down to the Ground level and discarded in the bins provided. Be respectful of your fellow residents and don't leave trash in the chute rooms, outside of a suite or in the hallways in general. A little bit of effort can go a long way in keeping the building tidy and well maintained.

Lastly, another way you can offer support is by

sharing any ideas and skills you may have with the building. For example, if you have a passion for gardening and are interesting in helping beautify the building, please approach Property Management, which will be happy to share your ideas with the Board. Anyone that is willing to share their time and skillset to enhance our community is most welcome to and would be warmly received by the Board of Directors.

Over the coming months, the Board of Directors is doing its part by looking into items they believe will help the building be the best it can be. In the near term, the Board will be looking at options to enhance our fitness facilities, the 7th floor terrace, and parts of the parking garage. If you have any other suggestions, please feel free to share them with Property Management, who will bring your ideas forward to the Board.

2016 will be an amazing year for the building at 3985 Grand Park Drive. With the of everyone, we can definitely make this year the best year to date.

Thank you.

### Slow down in the parking garage

This is a reminder to make residents aware that the speed limit in the parking garage is 10 kilometres an hour.

Recently, a large portion of residents and guests have been driving through the garage at an accelerated speed. In a small confined space as the parking garage is, this increased speed is very dangerous and has resulted in numerous near collisions. It is just a matter of time before someone speeding in the garage will make contact with another vehicle.

Due to the amount of near misses in the parking garage, the Board of Directors has requested that Management look into the purchase of speedbumps to curtail speeding. The Board understands that the potential for damage and injury from someone going over the speed limit in the garage is high and want to do whatever is possible to insure such a thing does not happen unnecessarily.

A large portion of the near misses occur when rounding the corners. Because of the access speed, people rounding the corners come through wider than they would at the

regular garage speed and have nearly ran into the car that is making the turn in the other direction. Use caution when making the turns.

The mirrors provided will show if another car is at the turn, use them to safely make the turn.

Residents are also asked to remind their visitors of the speed limits in the parking garage. Signs are posted throughout the garage, however, it is obvious that people are either not seeing the signs or are choosing to ignore them entirely.

And one more thing to remember about the parking garage. The garage door has a clearance height of 6ft, 8 inches. Any vehicles (such as vans) that are higher than this height will not fit through the garage door without it causing damage to the door and the car. There has been more then one case where someone has drove a large vehicle into the garage and has caused damage due to the vehicle just being to big. If you have any doubts that your vehicle will fit through the garage door, please measure your vehicle before trying to enter the garage.

### Clean up after your pet

Management is requesting all pet owners to clean up after their pets when they on the building property.

Pet owners are taking their dogs around the building for walks but are not picking up after them. Dog droppings have been found in the outdoor flower beds around the property, the 3rd and 7th floor terraces, in stairwells on 13th and 15th floors, and even in various levels of the parking garage.

In some instances, the owners were perfectly happy leaving the droppings where the dog left them until they realized that security was at the scene witnessing them leave the mess and became embarrassed enough to pick up the mess. Anyone caught not picking up their animals mess is subject to the cost of the cleanup.

Should you happen to see anyone not picking up after their animal, please do not hesitate to contact security. This practice is detrimental to the building and must be stopped immediately.

Management and the Board of Directors thank you for your prompt action in this matter.

# No parking in entrance lane

Please be aware that vehicles are not to be parked in the laneway that is used as the exit and entrance to the building. Parked cars turn the two lanes into one lane and two way traffic is being congested.

Security has been notified that cars are not to be parked in the entrance/exit area and have been given the authority to contact police services for ticketing of these vehicles.

Vehicles parked in the entrance/exit laneway have been the cause of at least one accident and many near accidents. They also block larger contractor vehicles from entering the building, causing a delay in services vital to the building.

No parking signs will be put up in this area.

Those vehicles that are parked in this area will be subject to tagging and towing at the owner's expense.

While everyone understands that vehicles are being parked in this area for pickups and drop offs, this is not the right area in which pickups and drop-offs should occur. There is not enough space available in this area to allow people to park their vehicles and yet safely allow two way traffic to proceed.

If you have any concerns regarding where pickups and drop-offs could be safely done, please speak with the security desk and they will be more than happy to answer all of your questions.

## First year Performance Audit repairs have begun at P.S.C.C #960

In November of 2015, Management and the Board of Directors met with the Engineers from Belanger Engineering, Tarion, and Pinnacle International to begin repairs based on the First year Performance Audit. The list, compiled by Belanger Engineering, included all the surveys residents were asked to fill out and return in

regards to issues in suites. Belanger has listed all the repairs to suites from the surveys that were received.

Pinnacle International has the list and now has 18 months in which to make the repairs. The tracking of the repairs is being done by Property Management and reported to Tarion.

## Management is not involved in suite, locker, or parking rentals

Lately, several people have come to Property Management looking to rent, or rent out, suites, lockers, and parking spots. Management is not involved in the rental of these properties. The individual owner of the property is the only one that is responsible for the rental.

People looking to rent, or rent out, these properties are more than welcome to put postings up on the post boards in the mailroom

area of the building. These postings are updated frequently by the residents of the building.

Management does ask that, if you are renting out your locker, parking or suite, that you provide the information of the renter to Property Management so that the person is able to be contacted should anything arise. This is very important, especially in a situation that is deemed an emergency.

## Noise complaints are on the rise in P.S.C.C #960

Noise complaints have been on the rise over the last few months. The majority of the complaints are from residents who have come from the gym where someone else is working out with music cranked up to full volume. While there is no rule in regards playing music in the gym, we kindly do ask that you be considerate of others in the gym and turn down the music or put on headphones while working out.

Noise complaints are also being received in regards to children and animals running freely throughout the hallways of the building. All animals should be on a leash when in the hallways. There is no exceptions for this. As for children, please ask your child to keep the noise down. People in the building may still be sleeping when your child is in the hallways going towards the elevator.

The last area where we are receiving noise complaints is from people throwing their garbage down the chutes at a very late hour. While we truly do appreciate the proper use of the chute room, please understand that the trash going down the chute does make considerable noise that can be heard in the suites near the room. Consider using the chute at an hour relatively early in the evening, or in the morning prior to venturing out for the day.

We thank you all for your consideration in this matter. Together we can make this building comfortable for everyone.

# Some things as an FYI

## AMENITY HOURS OF OPERATION

The current hours of operation for the pool and whirlpool are 8:00am to 10:00pm.

The current hours of operation for the party room (unless reserved for a private function) is 8:00am to 11:00pm.

There will be no booking of the party room on Christmas Eve, Christmas Day or New Years Eve. Reserving the party room is done solely through property management on a first come -first served basis. Residents are required to fill out a Party Room Reservation form, provide cheques for reservation and a refundable damage deposit, provide a list of party guests,

and book (through property management) security for the party. Alcohol cannot be served at the party unless a proper permit from the Region of Peel has been received and presented to property management.

## SUITE RENOVATIONS

No renovations to suites are permitted without the consent of the Board of Directors. Anyone wishing to make renovations to a suite must fill out a Renovation Request form. This form is passed to the Board for approval. Once approved, renovations can begin

## THE GRAND

We are always looking for ideas for the

newsletter. Please email article suggestions to [grandpark.pm@delcondo.com](mailto:grandpark.pm@delcondo.com). The Grand is a quarterly newsletter.

## STAT HOLIDAYS FOR 2016

February 15 - Family Day  
March 25 - Good Friday  
March 28 - Easter Monday  
May 23 - Victoria Day  
July 1 - Canada Day  
August 1 - Civic Holiday  
September 5 - Labour Day  
October 10 - Thanksgiving Day  
December 25 - Christmas Day  
December 26 - Boxing Day