

## HALTON STANDARD CONDOMINIUM CORPORATION NO. 718

610 Farmstead Drive, Milton, ON L9T 8X5

[www.610condos.ca](http://www.610condos.ca)



### SPRING / SUMMER 2023

On behalf of your Board of Directors of Halton Standard Condominium Corporation No. 718, we would like to take this opportunity to welcome all new owners and residents to the complex.

#### YOUR BOARD OF DIRECTORS

Stanley Chlon – President  
Maysar Al-Samadi – Treasurer  
Marcia Oliveira – Director  
Brian Locke – Director



#### WEBSITE:

The Corporation has a website where owners can book the elevators, request status certificates, obtain forms and access important Corporation information 24 hours per day, 7 days per week. You can even submit a maintenance request by simply selecting the “Questions or Problems? Contact Us” section. The website address is: [www.610condos.ca](http://www.610condos.ca).

#### A WORD ABOUT CONDOMINIUMS:



For a Condominium Corporation to be successful, it is important that 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](http://www.tagmanagement.ca) and fill out the convenient online maintenance request form, or contact your Property Manager, Bishnu Aryal, RCM by email at: [Bishnu@tagmanagement.ca](mailto:Bishnu@tagmanagement.ca) or by phone at: 905-333-5506, ext. 34. 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).

#### 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.

#### GARBAGE:

We would like to remind everyone to pack and secure all garbage properly to minimize the possibility of refuse coming loose. **PLEASE BAG** all garbage and if necessary, double bag. You are responsible for **large items**, and they are not to be deposited in the garbage chute room. Anyone found to be leaving such items will be responsible for the cost of having them removed. This will include the cost of hiring someone to come to the building to remove the item(s) and disposal costs. Kindly breakdown your recycling before putting it in the recycling bin located in the underground parking garage.



## **PETS:**



**We would like to remind all residents to ensure their dogs and cats are leashed on the Corporation property.** It is also very important that pet owners be sure to use the designated dog run and to “Stoop and Scoop” after their pets. Your pets are not permitted to urinate or defecate on the common lawns. This requirement is stipulated in the Corporation’s Rules and Regulations and in the Municipality’s Animal Control By-law. Neglected animal droppings present a health concern for children, other pets and encourage pest infestation. Please be considerate of your neighbors and pick up after your pet. Please note that only pets permitted under the Provincial Animal Welfare Act, 2019 are permitted on site.

## **UNDERGROUND GARAGE PARKING:**

For security reasons, it is recommended that you wait at the underground parking garage entrance to confirm the garage door is closed and wait until it is closed before parking in your spot once in the underground. This is a reminder that all underground parking spots **MUST** be kept clear of debris.

## **BALCONIES:**

Please note that the rules of the Corporation state that residents are permitted to use an electric barbeque only. No items or decorations shall be attached to the exterior walls, dividers, or ceilings of a balcony or patio; or permanently affixed to a balcony railing. Nor shall any objects be hung from a balcony or patio sprinkler head. Nor should any screens, enclosures or structures be erected over, on or outside of the balcony and/or railing. Please also note that the balcony is not to be used for storage. Please extinguish all smoking materials prior to their proper and safe disposal. Nothing is to be thrown from the balconies.

## **HVAC & DRYER VENTS:**

All homeowners should be reminded to check their air conditioning and heating systems. It is recommended that you perform maintenance service on your HVAC system in the spring and fall which would include changing your furnace filter. Note that the HVAC condensate drains are easily plugged if proper maintenance is not performed. As a result, the drain will get plugged and the water may overflow causing water damage. The costs of the repairs would be an owner responsibility. Also, it is recommended that you clean your dryer vents on a regular basis. A safety practice recommended by the Fire Department recommends that you do not leave the dryer running when you are not going to be home as an unattended dryer has been the cause of many fires.

## **RESIDENT INFORMATION / TENANT UPDATE:**

Please advise TAG and/or [Mail@tagmanagement.ca](mailto:Mail@tagmanagement.ca) 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. Owners and Residents are also required to provide current vehicle and licence plate information to Management.

## **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. Corporation insurance will cover only the standard unit as defined and covered by the Standard Unit By-law of your Corporation. Please refer to the Standard Unit By-law of your Corporation for details;
- 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. 718

