

WENTWORTH STANDARD CONDOMINIUM CORPORATION NO. 346

1770 Main Street West, Hamilton, ON L8S 1H1

www.valleypark346.ca



SPRING / SUMMER 2022

On behalf of your Board of Directors of Wentworth Standard Condominium Corporation No. 346, we would like to take this opportunity to welcome all new owners and residents to the complex.

YOUR BOARD OF DIRECTORS

Helen Hatton – President
Andrea Stringer – Vice-President
Tony Westermann – Treasurer
John Richardson – Secretary
Dr. Stan Jackson – Director



WEBSITE:

The Corporation has a website where owners can book the elevator, book the guest suite, 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.valleypark346.ca.

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.

The 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:

The 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, Pamela Larmand, RCM at: 905-333-5506 ext. 36, or by email at: Pamela@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, PLEASE CALL 1-877-606-3734

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.



PETS:



Please ensure that animal droppings are removed from the common elements immediately. Please ensure that when walking your pet, you “**Stoop and Scoop**”. Pets are not to be roaming the property without a leash or unattended as stated in the Rules and Regulations of the Corporation. Please ensure that if your pet has an accident in the common area, corridors, elevators, or staircases, you clean up after them immediately. *No resident may keep an animal weighing more than 26 lbs. unless such an animal is a specially trained service dog.

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. Bicycles may be stored against the wall, providing that this does not force the parked vehicle to intrude into the driving lane. Snow tires may not be stored in the parking slot (store in your locker).

BALCONIES:

Please note that the Rules of the Corporation state that cooking is not permitted on balconies. Nothing shall be attached to the balcony or terrace railings or any other part of the common elements. No balcony, terrace or patio shall be enclosed, decorated, covered by any awnings or otherwise without the consent in writing of the Board of Directors. Please note that the balcony is not to be used for storage. Please extinguish all smoking materials prior to proper disposal. Nothing is to be thrown from the balconies. Please ensure that the drain holes on the floor at the front are open. A broom handle easily clears wind-blown debris from the spout.

HVAC & DRYER VENTS:

All homeowners should be reminded that their air conditioning and heating systems are their responsibility and must be serviced and filters changed. The A/C system must be serviced before summer operation, the furnace in the fall. Owners must confirm service by leaving invoices in the office; they will be returned to you. It is recommended that to prevent fires, that you clean your laundry dryer vent on a regular basis. It is accessible via the pull-down clean-out in your laundry room ceiling. The condo corporation has the dryer ductwork cleaned professionally for fire prevention. For safety 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 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 going to your Corporation’s website: www.valleypark346.ca.

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 for which 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, panelling, 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

Wentworth Standard Condominium Corporation No. 346