

PEEL CONDOMINIUM CORPORATION NO. 155
6780 Formentera Avenue, Mississauga, ON L5N 2L1
www.pcc155.com



FALL / WINTER 2021

On behalf of your Board of Directors of Peel Condominium Corporation No. 155, we would like to take this opportunity to welcome all new owners and residents to the complex.

YOUR BOARD OF DIRECTORS

Lynn Rocket – President
Mario Watson – Vice President
Katherine McInnes – Treasurer
Nancy Gregario – Secretary
Al Hignell – 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 not to 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: Pamela@tagmanagment.ca. Please put your request in writing and submit it to the Management Office, 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**

SNOW REMOVAL:

The Contractor is responsible for the following snow clearing procedures:

- **Residents are responsible for shoveling their own driveways, walkways, and steps. You are also responsible for salting these areas.**
- Snow will be plowed when accumulation reaches two inches or more. Thruways will be cleared first.
- All roadways will be cleared provided that the snow has stopped. Roadways will be kept clear of drifting snow.
- If there is a snowstorm, the main roadways will be cleared for emergency vehicles and the contractor will have 24 hours to clear the snow once the snow has stopped.
- Please do not shovel the snow from your driveway into the roadway after it has been cleared.
- Roadways will be salted as required.
- Decks are to be cleared of snow by the unit resident.



WE ASK RESIDENTS TO PLEASE USE ENVIRONMENTALLY FRIENDLY DE-ICING PRODUCTS. DO NOT USE SALT ON YOUR ENTRANCE WAYS / STAIRWAYS AS THIS WILL VOID THE WARRANTY.

GARBAGE COLLECTION:

Garbage should not be deposited at the curb before 7:00 p.m. the evening before the pick-up as per the instructions distributed by the City of Mississauga. If you have large items, please call the bulk pickup and set up an appointed time for pick-up. If the appointment is not met, please store the items in your garage until the next appointed time. Under no circumstances should items be left at the curb.



AIR CONDITIONING UNITS:

Window Air Conditioning Units are to be removed from windows no later than November 30th. Please replace with the glass pane.

CHRISTMAS LIGHTS & DECORATIONS:

A reminder that Christmas lights must be attached by clips only. We ask that all unit owners appreciate the timing of individual holidays and have their decorations removed by March 15th (weather permitting).

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.

PETS:



Please ensure that animal excrement is removed from the common elements **immediately**. We ask everyone to co-operate in the **Stoop & Scoop** policy. If excrement is not picked up immediately, the Corporation shall hire a contractor to remove it and **the cost will be charged back to the unit owner**. **FOR THE ENJOYMENT OF ALL RESIDENTS PLEASE KEEP YOUR PETS ON A LEASH AT ALL TIMES.**

EXTERIOR CHANGES:

We would like to remind everyone that all requests for additions and changes to the common elements **MUST** be submitted in writing to the Management Office for Board approval.

EXTERIOR FAUCETS:

Please ensure that all exterior hose bibs are drained completely prior to the cold weather. A reminder that the resulting damages/repairs for water escapes is the homeowner's responsibility.

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.

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
Peel Condominium Corporation No. 155