

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



SPRING / SUMMER 2022

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



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.pcc155.com.

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@tagmanagement.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**

PARKING:

Please respect the **NO PARKING IN FIRE ROUTE** restriction at all times. Visitor parking is not for Unit Owners or tenants. A parking control company monitors the visitor parking areas on an ongoing basis and unregistered vehicles will be ticketed, regardless of the time. **To register a visitor’s vehicle 24 hours a day, call (416) 410-8764 or visit www.securityadvisorsgroup.com and select “Parking Permit Request”.**

GARBAGE COLLECTION:

We would like to remind residents that garbage should be left out at the curb in front of your unit after 7:00 pm on Monday night in time for the City’s regular Tuesday morning collection. Any remaining garbage is left at the curb after collection is your responsibility to dispose of. Please ensure that all pet feces are disposed of with the regular garbage in the proper manner. **Before and after pick-up, garbage, recycling and green bins must be stored in your garage.**



PETS:



Many residents enjoy the companionship that goes with pet ownership. However, pet ownership also entails additional responsibilities and obligations to your pet and to your neighbours. We remind all unit owners to ensure their pets (including cats) are leashed at all times on Corporation property. It is also very important that pet owners ensure to “stoop and scoop” after their pets. This requirement is stipulated in the Corporation’s Rules and also 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 neighbours and pick up after your pet.**

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.

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.

GROUNDS MAINTENANCE & WATERING:

The landscape company has been contracted to perform the landscaping duties for the four seasons. Please note that individual gardens are the owner’s responsibility. Your assistance in watering the common area grass and trees are greatly appreciated. Please do not store any items, toys, boxes, etc. under the rear deck or on the patio of your unit. Keeping our common elements safe and clear of debris should be a common goal for all residents. Please be reminded that all items must be removed from the grass, including pet waste, in order for the landscapers to cut the grass.

ALTERATIONS TO THE COMMON ELEMENTS:

You must obtain written approval from the Board of Directors for any changes/additions to the common elements (i.e. satellite dish, screen door, patios and gardens) prior to commencing any work. The planting of annual and perennial flowers is permitted, but if you wish to add shrubs or make any other changes to the garden area, you must make this request in writing to the Board of Directors through your Property Manager prior to completing any work. In addition, there are height restrictions on the bushes within the complex and we ask that all residents prune their individual gardens to 4 feet. If you make any changes without written approval the Corporation has the right to have the changes removed/returned to the original condition at your expense.

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