

PEEL STANDARD CONDOMINIUM CORPORATION NO. 774

6720 Glen Erin Drive, Mississauga, ON L5N 3K8

www.pscc774.ca



SPRING / SUMMER 2022

On behalf of your Board of Directors of Peel Standard Condominium Corporation No. 774, we would like to take this opportunity to welcome all new owners and residents to the complex.

YOUR BOARD OF DIRECTORS

Tracy Tinney – President
Lori DiMatteo – Treasurer
Elizabeth Loney – Secretary



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.pscc774.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.

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.

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,
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. Newspaper and magazines shall not be thrown down the garbage chute but shall be securely bound and deposited in the designated recycling area. All glass bottles, glass containers and other such recyclable materials must be separated and deposited in the designated recycling area. Garbage shall only be placed in the garbage chute between the hours of 8:00 a.m. and 10:00 p.m.



PETS:



When transporting the pet from the condominium suite, the Owner shall either carry the pet or ensure it is leashed. It is also very important that pet owners be sure to “Stoop and Scoop” after their pets. It has been noted that residents are not picking up after their pets and we ask everyone to co-operate in the Stoop and 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***. 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 neighbours - pick up after your pet.

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 visiting your Corporation’s website: www.psc774.ca.

VISITOR PARKING:

All guests who will be parking in visitor parking must register their vehicle’s license plate with the security company. You can register by phone or internet with your assigned PIN number. Residents received a letter and brochure with the instructions. Residents can register a guest’s vehicle for no more than 8 overnight visits during a 30-day period. A new week for this purpose begins every Friday at 12:01 a.m.

BALCONIES:

Please note that the Rules of the Corporation only electrical barbeques are allowed. 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.

WILDLIFE:

Please remember not to feed the birds as it not only attracts unwanted birds, but it can also attract squirrels. It is recommended you remove any nests that may form on your balcony to discourage pests. Please note that feeding birds in an urban situation leads to overcrowding and unsanitary conditions. We understand ways to deter birds is by using recording sounds of predatory animals or birds in distress. This can make any nearby birds think that the area is unsafe for hatchlings. In addition, placing strips of flashing tape around buildings, plants, or items where you do not want birds to nest can confuse birds and prevent them from landing nearby.

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 Standard Condominium Corporation No. 774