

Y.C.C. NO. 8

MAY NEWSLETTER

www.ycc8.org

Email: info@ycc8.org

May 2012

MAINTENANCE FEES:

As an owner, your unit is your prime responsibility; however, through your maintenance fees you share the responsibility for the maintenance of the entire condominium common elements with your neighbors. "Common Elements" very broadly refer to all property of YCC#8 except the interior of the units. Each unit owner has an undivided interest in the common elements as a "tenant-in-common" with all other owners. Each owner contributes to the common expenses in a proportion allocated to each unit as defined in the Declaration (maintenance fee).

Our Condominium Corporation is a non-profit organization and its existence is dependent upon timely collection of maintenance fees in order for the corporation to be able to pay its bills and run its day to day operations. Therefore, timely payment and the enforcement of payment are important and this is why both administrative fees are incurred and lien procedures are commenced. Otherwise our corporation would not have the necessary funds to properly operate.

Maintenance Fees: Fees are due and payable on the first (1ST) day of every month. **Automatic withdrawal (pre-authorized bank payment) is preferred.** Late payments are assessed a twenty-five (\$25.00) charge and payments returned by the bank (NSF) is assessed a forty (\$40.00)

charge. Contact the property manager to register for pre-authorized payment.

INSURANCE:

The Property Manager can provide you with information on the insurance coverage carried by YCC#8 Corporations with respect to the common elements. **As an owner, you are strongly advised to obtain your own insurance to cover any improvements to your unit and its contents, because any damage covered by the Corporation's insurance returns the damage only to the condition provided when York Condo #8 was constructed.**

The Fire Marshal requires CO detectors and smoke alarms in each home. Now might be a good time to do so otherwise it may null and void your insurance in case of fire or death.

The Corporation is entitle to enter any unit, at all reasonable times, upon giving reasonable written notice, for the purpose of making inspections (leaky taps and toilets etc.), repairs, or correcting any condition which violates the provisions of the property insurance policy. In case of emergency, the corporation may authorize an agent (Fire Department, Police, Plumber or locksmith) to enter a unit at any time without notice, for the purpose of correcting any condition which may result in damage or loss to the property.

PETS:

YCC #8 works hard to create and maintain the common elements (grounds) for the enjoyment of all homeowners and their families. We recognize that pets can be our best friend and a valued member of our family. Unfortunately, pets are a source of community conflicts, so some basic pet rules and policies have been established.

Any pet having access to common elements must be under the control of a responsible person at all times and are not permitted to wander unattended. Pet owners are responsible for removing pet waste from the common elements as well as their unit backyard. If pets become a nuisance by virtue of behavior, noise or sanitary conditions, the Corporation may, after notifying the owner, request the pet be removed from the property. Such an action should never be required when people are responsible pet owners.

WATER:

Again we are stressing water conservation. Water to each unit is included in our operating expense and thus your maintenance fee. Water constitutes a very large portion of our maintenance fee expenses, approximately thirty-three (33%) percent. We request owners be water wise and ensure that toilet, taps, faucets etc are not leaking. If you have water leaks and need help in obtaining a Plumber, please call the Management office. Spring is here and most of us will be planting our back yard garden, flowers, watering our lawn and washing our car so please remember to use water wisely.

PARKING:

Unit parking is restricted to your single car garage and driveway parking. Should a unit

owner require another parking space, limited reserve parking may be available on a monthly rental basis through the Management Office. Parking spots are limited, with no guarantee of availability.

Visitor parking areas are for **visitors only**. Overnight guests are required to display a parking pass in the windshield which can be obtained in advance (by the unit owner) of their arrival. Visitor Parking Passes can be obtained from the Property Manager. Any cars found in the visitor's parking without a VPP after 2am will be ticketed by the Security Company.

YCC # 8 VOICE:

A newsletter is published periodically by the Board to provide residents within the complex with general news and any new developments. We encourage contributions to it; please submit articles in writing to the office or email at info@ycc8.org. Any items submitted will be reviewed by the Board of Directors and may be edited, but the message will remain the same.

WEBSITE:

As mentioned in our previous newsletters YCC8 has developed its own website in order for its residents to stay informed about what's happening in our corporation. The website **www.ycc8.org** is up and running and in its final stages of completion. Here you can contact the Board of Directors via email at **info@ycc8.org** or complete a complaint or request a work order form.

For and on Behalf of the Board of Directors

S. Singh - Director