

# EMERALD ONE

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 **DEAR NEIGHBOURS,**

Welcome to the first issue of the EMERALD ONE newsletter, which we aim to publish monthly as a look back at the many matters that have gone on in our home and community, as well as any pertinent matters that may be coming up. We hope that these communications will help keep you informed about what is going on around your home and in our community!

As always, we look forward to any feedback and/or suggestions for future issues!

All the best,

*Andreea Birloncea*

President of the Board of Directors  
of Emerald City One – TSCC 2368

# In the Blog

- ❖ CONTRACTOR OF THE MONTH: LUMENIX.
- ❖ EARTH DAY: SITE CLEAN-UP & AFTER-PARTY.
- ❖ HAPPY EASTER AND/OR LONG WEEKEND + MANAGEMENT OFFICE HOURS.
- ❖ HAPPY BIRTHDAY, ANDREEA!
- ❖ FOUND PET & PET HAVEN REMINDER.



## A BLOG REVIEW OF APRIL 2019:

April has been a busy month for the blog (9 posts!) due to events and reminders.

We started off as usual with our [“Contractor of the Month” award, which went to Lumeix](#). Lumenix worked with us by installing retrofitting energy-efficient lighting throughout the our building and garage area, which helped Owners save lots of money on their maintenance fees because the Corporation’s hydro costs drastically decreased. Want to know how you can save even more on your own hydro bill? Here’s an [excellent list of ideas](#) provided by our very own Residents!

The Emerald City Social Committee hosted an [“Earth Day: Site Clean-Up and After Party”](#), which unfortunately had to be [postponed](#) due to rain. One we were able to host the event, we were very impressed and appreciative that approximately 20 Residents, 7 Staff Members, and even a dog showed up to help out! [Here’s a peek](#) at May’s blog post detailing the event’s outcome.

The Board of Directors, Property Management, and Staff of Emerald City One – TSCC 2368 also wished all Residents a [“Happy Easter and/or Long Weekend”](#), and reminded them of the [Holiday Office Hours](#).

An important incident occurred when our Superintendent, Jason, found a lost bird. We took this opportunity not only to inform Residents that a pet has been found (unfortunately, no one has yet claimed it) but also that the [Property Management Office is a “Pet Save Haven”](#). Should a Resident no longer want their pet(s), they are welcome to drop it off at the Property Management Office, and we will gladly re-home it or find a place that will care for it. Please, under no circumstances, do not dispose of or release your pet around the property!

An event of note is that our Board President, Andreea Birloncea, celebrated a milestone birthday this month – she turned 30! [Happy Birthday, Andreea!](#)

Finally, for those looking at blooming into their healthier bodies, the [“BE Yoga”](#) program is now more accessible than ever! Drop-in classes will be offered at a reduced rate of \$5 (regular \$10) for two weeks in May.





## MANAGEMENT: MONTHLY MATTERS

Dear Residents,

We are often asked “What does Management regularly do?”, but, if I were to list everything that Edward Chin (Administrator) and I do, this “brief” update would be a novel rather than a newsletter. Instead, I’ll be focusing on the major items completed in April, and what to expect in May.

### What was accomplished in April:

1. The *TTC exit door* closer was leaking oil, and therefore required replacing. Its repair was completed by A Better Lock Service.
2. *In-suite an coil inspections* were completed April 4th - April 16th.
3. *Monthly Pest Control Inspection* of the Common Elements was completed; thankfully, no significant issues were found.
4. The *Emerald City Social Committee* hosted a very successful “[Earth Day Site Clean-Up Event](#)”.
5. The *Monthly Fire Inspection* was completed (Onyx Fire Protection).
6. Engineering inspection of the *Party Room’s* plumbing completed; we are now waiting on some additional inspections to proceed to creating a scope of work and tendering out to contractors.
7. *Monthly Building Inspection* completed by the Property Manager.
8. “*BE*” *Yoga Fitness classes* began in our Fitness Studio.
9. Repairs to *exterior cameras* were completed (Security Management Services).
10. Repairs to the *electrical conduit* in the boiler room was completed (Signature Electric).
11. Investigation of *hot water* issues for Zone 2.

### What ‘s happening in May:

1. Representatives from *CLK and Bell Canada* will be on-site offering exclusive offers to our Residents.
2. *Domestic hot water tank inspections* (hot water will be turned off to complete inspection).
3. *Corridor carpet cleaning*.
4. *Air-conditioning* will be turned on; heat will no longer be available after the turn-over.

If you have any questions regarding any of the listed items please do not hesitate to [contact the Management Office](#) via email.

Best Regards,  
Caroline Coitino,  
Condominium Property Manager  
Emerald City One – TSCC 2368  
City Sites Property Management Inc.



**CONGRATULATIONS,  
EDWARD & CAROLINA!**

We’d like to express our warm and cheerful *congratulations to Edward Chin (Administrator at Emerald City One) and his wife, Caroline, on the arrival of their second child, a beautiful baby girl named “Ariya”.*

Ariya was born on April 30<sup>th</sup>, and we simply can’t wait to meet this new bundle of joy!

With love,  
*The Board of Directors,  
Management, and Staff.*



## BOARD & COMMITTEES: COMMUNICATIONS

Dear Neighbours,

How is it that so much can happen in just one month? It's been busy, and we have lots to recap for you!

### From the Board of Directors:

On Thursday, April 11, Property Management emailed all Owners and Tenants with a letter that the Board President, Andreea Birloncea, wrote regarding the on-going Party Room refurbishment. If you haven't received the email, please [contact Property Management](#) and they will happily email you another copy.

The Board of Directors is carefully monitoring the Party Room refurbishment, and looks forward to receiving more details about the future timeline and what we can expect going forward. As soon as we have more information, we will follow-up with another email to all Owners and Tenants.

When the Party Room is back to party-ready mode, we look forward to hosting the first party of the year with our Residents, who have all been very patient during this time. We truly appreciate your cooperation, and can't wait to share a BBQ and fun time together!

### From the Social Committee:

What a successful "[Earth Day: Site Clean-Up](#)" event! We had more Emerald City One participants than expected, and all worked hard to ensure that our triplex is clean and safe for everyone.

We'd like to remind everyone that your home extends beyond your suite; please be sure to keep the common elements and surrounding property clean! If you're a smoker, make sure to properly discard your cigarette butts. If you are a dog owner, you must clean up after your pet completes their business. Needless to say, all trash must be discarded properly in the trash bins around site.

### From the Communications Committee:

We hope that the first "Emerald One" issue was a great recap at what went on in the month of April 2019, and a good sneak peak at what is to come in May.

If there's anything else that you'd like to see in future newsletters, please don't hesitate to contact us!

*Best wishes from the Board of Directors and Committees of Emerald City One!*



#WeSpeakCondo

As you may know, **City Sites Property Management** offers the podcast "**We Speak Condo**", which covers different topics that are currently relevant throughout the condo industry.

Nicholas Chirametli and Ari Soroka serve as hosts, and their most recent podcast interviews **Armand Conant**, who is also part of the team of solicitors (Shibley Righton LLP) for Emerald City One.

The podcast discusses the "reforms to the Condominium Act, 1998, as well as the function of the CAO & CMRAO and how these government institutions impact condominium owners, managers and boards of directors".

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## IMPORTANT ISSUES & FUTURE INFORMATION

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### Important Reminders for Spring:

*With the warmer spring weather on its way, we require that all Residents be considerate of the following:*

**Bicycles:** Outdoor bicycles (including those for children) are not permitted within the common elements (including, but not limited to: the elevators, corridors, and balconies). Bicycles are considered the same as vehicles, and can only go in the garage areas (P1 – P4). Bicycles may only be stored in your locker; if you do not have space in your locker, please [consider renting a spot](#) from the Bike Racks located on P1.

**Balconies:** Balconies are not a storage area, and should not be treated as such. The only items that are permitted are seasonal furniture and floral pots. If you have plants, they must be on the ground and not hanging on the railing. Please [be careful when watering plants](#), and ensure that you place drip pans under them to ensure that excess water does not run down to the balconies of the neighbours below you.

**Swimming Pool:** When the weather warms up, Residents tend to [use our swimming pool](#) more often. Please remember that you must always fully shower (hair included) when entering the pool or spa. All children under 16 years of age must be accompanied by an adult at all times.



### Re-Setting Your Thermostat Following the Turn-Over:

On Friday, May 17<sup>th</sup>, the heating at Emerald City One will be shut down for the heating-to-cooling turn-over. On Tuesday, May 21<sup>st</sup>, the air conditioning will be turned on. Following the turn-over, Residents are often confused as to why their HVAC system no longer seems to work. The answer is often simple: the Resident did not know that the in-suite thermostat has to be reset, or does not know how to reset it.

This year, we have put together an instructional sheet with [How To Reset Your Thermostat](#), which we hope will make turn-overs easier for Residents going forward.

For Residents who would like to gain a better understanding of the turn-over process, don't forget that Complete Energy Solutions (CES), our "Contract of the Month" for May, explains every detail in our [interview](#) with them!

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What would you like to see in future issues of "Emerald One"? Email us with your ideas now!

[Email the Social Committee!](#)

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