

# Valley Highlights

MYER CHERNEY HOLDINGS LIMITED

April 1, 2017

## Thank you!!!!

We appreciate your patience and cooperation as work continues in the underground garage!

Our contractor, *Tapstone Restoration Inc.* started the underground garage reconstruction on Wednesday, March 1<sup>st</sup>. Temporarily displaced tenant's vehicles must park in the visitors parking area and the east side only of Hedonics Road. Please remind all visitors to Valley High 2 to only park on the east side of Hedonics Road! (Continued on pg. 2)

## Smoke Detectors, Spring Reminder...

In the fall of 2016, Cherney Properties maintenance staff changed the batteries and checked for proper operation of all smoke detectors in each unit. *Batteries should be changed every 6 months!* As spring has officially arrived, we would like to remind all tenants to change the batteries in their smoke detectors and check for proper operation each and every month. Contact our main office immediately at 705-876-1717 or send us an email at [maintenance@cherneyproperties.com](mailto:maintenance@cherneyproperties.com) if you notice your smoke detector is not working properly.

## Local Events....

The Peterborough Field Naturalists club promotes nature conservation, education and active outdoor lifestyles in Peterborough and the Kawarthas. *Spring Wildlife Walks* begin on Sunday, April 2<sup>nd</sup> and continue until May 28<sup>th</sup>. Unless otherwise advertised, walks start at 8:00am. Outings last approximately three hours. Meet in the parking lot of the Peterborough Zoo on Water Street; carpool options are available. Bring binoculars! Find more information on their website at [peterboroughnature.org](http://peterboroughnature.org).

## Earth Day Canada...

Since 1990, *Earth Day Canada* has been inspiring and connecting people to nature every day! This year's campaign is dedicated to outdoor play. Think back to when you were growing up; playing on the street until it was dark, climbing your favourite tree or playing Capture the Flag. Share your play memories and photos using the hashtags #PLAYmemory or #ED2017. Join the celebration; mark **April 22<sup>nd</sup>** on your calendar!

Valley High 2 Office phone number: 705-742-6047

## Covenant of Quiet Enjoyment...

The *Residential Tenancies Act* is structured in such a way that there are responsibilities imposed on tenants which include, not to substantially interfere with the reasonable enjoyment of the premises by other tenants. When tenants create excessive noise, they are breaching this legal obligation to not disturb other tenants in the building. We continue to receive complaints of noise that occurs between our building quiet hours of 11pm and 8am each and every day! Be a considerate neighbour!

## 2016 Tax Receipts...

Please contact the Valley High 2 office or main office to request your 2016 rent receipt for income tax purposes. Allow one week for processing. Receipts will be issued by tenant request only.

## Air Conditioners...

Time to begin thinking about and planning for the summer! With that in mind, many tenants will soon be looking to install air conditioning units. Contact the Main Office to discuss your intentions concerning the use of an air conditioner this season!

## UPDATE #7; UNDERGROUND GARAGE RECONSTRUCTION – PHASE 1

- ✓ Due to the nature of the renovation and fluctuating cold temperatures, Phase 1 has taken longer than the initial forecast of four weeks.
- ✓ **Work in Section 1 was completed on Friday, March 24<sup>th</sup>.** All tenants displaced from Section 1 should have already returned to their underground spaces. Reminder: if your space is near the fencing, please back into the parking space to ensure you have no problems exiting, as there is limited space.
- ✓ **Work began in Section 2 on Friday, March 24<sup>th</sup>.** Vehicle owners of underground stall #'s 15 to 22, 47 to 54 and 66 to 74 have moved out of assigned underground stalls.
- ✓ Temporarily displaced vehicles may park only in the visitors' parking area and along the east side of Hedonics Road. **As a courtesy, give our elderly tenants and those who need assistance an opportunity to park in the visitors' area first!**
- ✓ **REMEMBER NOT TO PARK IN THE CUL-DE-SAC, THE FIRE ROUTE AT THE FRONT ENTRANCE OF THE BUILDING, ON THE WEST SIDE OF HEDONICS ROAD, OR ON MIDDLETON DRIVE!!!** Anyone parked in these areas could be ticketed by the City of Peterborough Parking Enforcement team! 'Emergency No Parking' signs have been positioned along the west side of Hedonics Road. For tenants who recently received a parking ticket, please contact me directly at 705-876-1717 ext. 201. I will forward infraction numbers to the City of Peterborough parking department supervisor for his review!
- ✓ **Please inform all visitors as well as healthcare and delivery service providers to Valley High 2 to park on the east side only of Hedonics Road.**
- ✓ **As soon as new information is provided, updates in the form of 'yellow' notices will be placed immediately on bulletin boards and in the elevator lobby on each floor throughout the building. Please read these notices in their entirety.**

### Requests for maintenance repairs...

These forms are always available outside the Valley High 2 office door. Your name, unit number, date, description of work required and your signature need to be filled in. Submit these forms in person during office hours or place them in the mail slot when the office is closed. Our maintenance staff are available to tackle issues at the building Monday through Friday between the hours of 9am to 4pm!

### After hour's emergencies...

**Should you have an emergency outside of regular business hours, please call 705-876-1717 and press '5'.**

1. **EMERGENCIES - After Regular Business Hours:**

- Includes weekends, statutory holidays and Monday through Friday before 8:30am and after 4:30pm.
- ***Should you have an emergency after hours, please call 705-876-1717 and press '5'.***

2. **CONTAINER RECYCLING DAY: every TUESDAY and FRIDAY**

- Pick up normally occurs between 7am and 4pm.
- The container recycling bin is located outside at the back entrance of the building. The larger 6 yard bin is strictly for glass and plastic bottles, aluminum cans and milk cartons. For a complete recycling list, visit [www.city.peterborough.on.ca](http://www.city.peterborough.on.ca) and follow the 'Living' tab to Waste Management.

3. **GARBAGE and PAPER PRODUCTS RECYCLING DAY: every MONDAY and THURSDAY**

- Pick up normally occurs between 9am and 4pm.
- Garbage should be tightly wrapped in small, strong plastic bags and sealed. Place garbage bags directly into the disposal chute. ***Refrain from leaving garbage bags or other items on the garbage chute room floor.***
- The paper products recycling bin is located outside at the back entrance of the building. The smaller 4 yard bin is strictly for paper products.

4. **MAINTENANCE:**

- If maintenance is required within your unit, please report the deficiency immediately to our office.
- Request for Maintenance Repair forms are always available outside the Valley High 2 office door. Your name, unit number, date, description of work required and your signature need to be filled in. Submit these forms in person during office hours or place them in the mail slot when the Valley High 2 office is closed.
- We will arrange for our maintenance staff or authorized trades people to make the necessary repairs during reasonable hours.

5. **PARKING:**

- Tenants must register their vehicle in order to obtain a parking space. ***Storage of any belongings other than a vehicle in or around the parking space is strictly prohibited.***
- Visitor designated parking is for visitors **only**. Tenants may not park in visitors parking.
- Absolutely no vehicle parking is permitted in the front circle or the loading dock area at the back of the building. **Note:** we are authorized to ticket and tow any unauthorized vehicles, or vehicles not in a designated parking space.

6. **RENOVATIONS:**

- No renovations are to be done in the unit, unless written permission is given by the Landlord.

7. **SERVICE ELEVATOR:**

- Expecting a delivery? We recommend booking the service elevator 24 hours in advance. See Diana Gillespie during office hours at the building or contact the main office at 705-876-1717 ext. 201.

8. **SMOKE FREE:**

- The *Smoke-Free Ontario Act* strictly prohibits smoking in enclosed, common areas such as hallways, stairwells, lobbies, laundry rooms and parking garages of all multi-unit residential buildings.



### April generator testing...

Scheduled testing of the generator will take place twice in April; the 5<sup>th</sup> and the 19<sup>th</sup>. Please keep your doors and windows shut and refrain from using the exits at the southwest end of the building.

### Laundry Rate Adjustment...

Bear in mind, effective March 1<sup>st</sup>, 2017, Coinamatic implemented a rate increase of \$0.25 on all clothes washers at Valley High 2. The *'Normal'* cycle, equivalent to a double load, will increase to \$2.00 per load. The *'Super Cycle'* wash setting, extra wash and rinse time for heavily soiled items, will increase to \$2.25 per load.

#### Maple French Toast & Bacon Cupcakes

- 1 cup all-purpose flour
- 1 cup cake flour
- 1 – 110g box instant vanilla pudding mix
- 1 tsp baking powder, 1 tbsp. potato starch
- 1 tsp cinnamon, 1 tsp nutmeg, ½ tsp salt
- 1 stick unsalted butter, room temp.
- ¼ cup packed light brown sugar
- ¼ cup granulated sugar
- 1½ tsp vanilla extract
- 4 large egg whites, room temperature
- ¼ cup maple syrup
- ½ cup half & half, room temperature
- ¾ cup chopped, cooked bacon (8 strips)

#### Directions:

Preheat the oven to 325F. Place paper liners in a 12- cup muffin tin.  
 Combine the flours, pudding mix, baking powder, potato starch, cinnamon, nutmeg & salt in a bowl with a whisk.  
 In a separate bowl, cream the butter and sugars with a mixer on low speed for 6 to 8 minutes. Gradually mix in the vanilla and egg whites until light and fluffy. Add the flour mixture in 3 batches, alternating with maple syrup and half & half, mixing after each addition and ending with flour. Do not overmix. Fold in ½ cup chopped bacon.  
 Fill each muffin cup ¾ full. Bake until a toothpick inserted in the centre comes out clean, about 40 minutes.  
 Glaze: Beat one 225-gram pkg. of cream cheese & 2 tbsp. unsalted butter, both at room temp. until creamy. Add 2 cups sifted confectioners' sugar, ¼ cup maple syrup & 2 tsp cinnamon, beat until combined. Spread on cooled cupcakes. Top with chopped bacon, if desired.

Recipe Courtesy of Kara Scow for Food Network Magazine

## April Office Hours

Monday	Tuesday	Wednesday	Thursday	Friday
3 4pm – 6pm	4 10am – 12pm	5 Closed <b>Generator Testing</b>	6 4pm – 6pm	7 Closed
10 4pm – 6pm	11 Closed	12 10am – 12pm	13 10am – 12pm	14 Closed <b>Good Friday</b>
17 Closed <b>Easter Monday</b>	18 10am – 12pm	19 Closed <b>Generator Testing</b>	20 4pm – 6pm	21 10am – 12pm
24 Closed	25 4pm – 6pm	26 10am – 12pm	27 10am – 12pm	28 Closed