

VALLEY HIGHLIGHTS

MYER CHERNEY HOLDINGS LIMITED

APRIL 2021

Spring Clean-up...

Now that Spring has finally arrived, it's clean up time again around the property at Valley High 2. Every spring, and after the snow has melted away, it is always disappointing to see all of the dog waste left behind on the yard. As a friendly reminder to those occupants with pets, PLEASE pick up after them. As a pet owner, you are responsible to pick up your pet waste at all times. Additionally, should your pet bring anything into the building, such as a tree branch/twig, please ensure that you pick up any wood remnants from off the floor. Do not leave it for staff to clean up. Or do not allow your pet to bring them in at all!!

Smoke Detectors, Spring Reminder...

In the fall of 2020, 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 if you notice your smoke detector is not working properly.

Garbage Chute Room Etiquette and Reminder...

- ✓ DO NOT LEAVE GARBAGE AND DEBRIS ON THE FLOOR - Debris left on the floor is a probable tripping hazard for other tenants and staff who access the garbage chute room.
- ✓ DO NOT put anything down the garbage chute that may be flammable!
- ✓ Garbage is to be tightly wrapped in plastic bags, secured with a twist tie and placed directly into the disposal chute. Please take the initiative and give it a little shove to ensure the garbage actually goes down and that the door is closed tight to the chute.
- ✓ Bring anything too large to fit down the chute and UNDER 40LBS to the 1st floor disposal room beside the mailboxes.

E-mail Correspondence...

In an effort to reduce paper waste, many tenants have elected to receive the Newsletter and other correspondence via e-mail. When the Newsletter gets sent out via e-mail often some extra useful information is sent along with it that will otherwise get posted around the building for those that don't have e-mail. If you would like to be added to our e-mail list, please contact the downtown office or e-mail linda@cherneyproperties.com to let her know.

2020 Tax Receipts...

Please contact the Valley High 2 office or main office to request your 2020 rent receipt for income tax purposes. Allow one week for processing. Receipts will be issued by tenant request only.

Air Conditioners...It's 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!

For those tenants who have previously installed portable Air Conditioners, your account will automatically be charged the seasonal fee, unless you notify our staff otherwise.

** Reminder – The seasonal fee is not prorated nor is it based upon usage - it is a flat rate fee of \$200 per Air Conditioning Unit.*

April generator

testing...Scheduled testing of the generator will take place twice in April; the 14th and the 28th. Please keep your doors and windows shut and refrain from using the exits at the southwest end of the building.

Outdoor & Underground Parking Garage Speed

Limit...It has been brought to our attention, that vehicles have been observed speeding and driving recklessly in both the outdoor parking lot and underground parking garage. The maximum speed for all vehicles travelling in both parking areas, is no more than 5mph, and drivers should always be aware of other vehicles and pedestrians.

HELLO APRIL!!!

COVID Restrictions and Continued Requirements...First and foremost, the staff at Valley High 2 and Cherney Properties would like to send a thank you to all Tenants/Occupants and guests that have been diligent in following physical distancing and continue to wear face masks when in all common areas of the building. As the rollout of the Covid Vaccine ramps up, and more and more people are receiving it, it's important to remember that even though you may have already received the vaccine, this does not mean that you are immune, and there are still others that have not been vaccinated. For that reason, we remind you that face masks remain mandatory in all common areas of the building for the continued safety and well-being of others.

Common Rooms to Remain Closed for the Time Being...As a precaution, and to help reduce the ongoing risk of spreading the Covid-19 virus, the Lobby Lounge, Exercise Room, Games Room and Hobby Room will remain closed until it is determined it is safe to reopen them.

April Office Hours				
Monday	Tuesday	Wednesday	Thursday	Friday
			1 10:00am-12:00pm	2 Good Friday
5 2:00pm-4:00pm	6 8:00am-10:00am	7 CLOSED	8 10:00am-12:00pm	9 CLOSED
12 8:00am-10:00am	13 CLOSED	14 CLOSED Generator Testing	15 2:00pm-4:00pm	16 10:00am-12:00pm
19 CLOSED	20 8:00am-10:00am	21 2:00pm-4:00pm	22 10:00am-12:00pm	24 CLOSED
26 CLOSED	27 2:00pm-4:00pm	28 10:00am-12:00pm Generator Testing	29 CLOSED	30 8:00am-10:00am

After hours' emergencies...In the event of an emergency outside of regular business hours, call 705-876-1717 and press '5'. On a rare occasion, you may not reach someone directly. Be sure to listen to the recorded message and follow the directions. You will be presented with an alternate emergency contact phone number. Any issues that occur after hours relating to; electrical, plumbing and heating, warrants an immediate call to the emergency after-hours number. Do not contact the after-hours' emergency number for any noise complaints...contact the City Police Department to report disturbances at 705-876-1122.

Do Not Feed Wildlife...As a reminder, please do not feed any wildlife animals and/or critters anywhere on the property or balconies! It's been brought to our attention, that food is being left just outside the east and west doors for wildlife, which is a health and safety concern for occupants, guests and staff members of Valley High 2.

Put cigarette butts in their place...Our office was notified on Tuesday March 30th by an occupant who happened to discover a cigarette butt on their balcony which was still burning. This discovery shows a complete disregard for the safety and wellbeing of all others residing at Valley High 2. Had this gone unnoticed it could have very well started a fire! For those Tenants who are still permitted to smoke within their rental unit, please do your part; extinguish cigarette/marijuana butts completely and dispose of them in a secured ashtray. Additionally, **DO NOT THROW YOUR CIGARETTE BUTTS OFF THE BALCONY!!!**

- Discarded butts leech into soil and get washed into storm drains, polluting the water system.
- Cigarette butt filters take a long time to break down. This environmental threat can last for many years.
- Cigarettes butts are a potential fire hazard if still-lit butts are tossed over balconies.
- They can be toxic to young children, pets and wildlife too! Once ingested, nicotine in cigarette butts can be poisonous and lead to nausea, lethargy, difficulty breathing, vomiting, diarrhea, weakness and possible seizures.

Connect with *Smokers Helpline* by phone, 1-877-513-5333 or online at smokershelpline.ca to help you move successfully towards quitting, one step at a time.

Cigarette/Marijuana Smoke Odour Complaints... One of the most common and ongoing complaints our office receives is the transfer of odours throughout the building and is of immediate concern. As stated in the *Residential Tenancies Act, 2006*, all tenants must be allowed the opportunity for reasonable enjoyment of their rental units and the residential complex in which the unit is located, for all usual purposes. We will make a determined effort to ensure all tenants at Valley High 2 have the benefit of the freedom to enjoy their rental units at all times.

Common Area Hallway Doors... It's been brought to our attention that some occupants are walking the common hallways as method of getting exercise, and are doing so in the early hours of the morning during Valley High 2 "Quiet Hours". To avoid disturbing those occupants who may be sleeping, please do not let the hallway doors slam shut behind you when entering and/or exiting the stairways or doors by the elevators. As reminder, quiet hours are between 11pm – 8am.

Building Entrance Doors to be Closed Securely... When entering and/or exiting the building, please ensure that the door you are entering/exiting from is closed securely to avoid the risk of unwanted/uninvited visitors from entering. Try to be extra vigilant when closing the back-entrance door, as to not let it slam closed. As a reminder, there are rental units above and beside the back entrance and it can be heard and felt when the door closes loudly.

Requests for maintenance repairs... As a requirement and prior to maintenance staff attending your unit, a 'request for maintenance' must be filled out. These forms are always available outside the Valley High 2 office door. Your name, unit number, date, description of work required and your signature must 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!

FIND THE TEN DIFFERENCES

