



VALLEY HIGHLIGHTS

MYER CHERNEY HOLDINGS LIMITED

Fall 2021

Halloween... To ensure the continued safety and well-being of tenants and visitors at Valley High 2, Cherney Property staff have decided once again to forgo handing out treats in the lobby this Halloween. This also means that we will not be accepting any treat donations. Thank you for your understanding, and here's hoping 2022 proves to be a better year!

Fall Smoke Detector Blitz... Our maintenance staff will require access to your unit for the purpose of changing smoke detector batteries and testing the smoke alarm during our annual **FALL SMOKE DETECTOR BLITZ** tentatively scheduled for *Tuesday, October 27th and Wednesday, October 28th, 2021*. Those occupants who would prefer to test and change the smoke detector battery within their own unit, please contact the Valley High office, as an acknowledgement form must be signed. Remember, Smoke Alarms save lives!

Heating Systems... With the changing of season from warmer to cooler weather, the heating systems at Valley High 2 will once again be turned back on. For the first couple of weeks after the heat is turned on, tenants may hear what sounds like hammering or banging in the middle of the night. This is as a result of air pockets in the water lines, and will clear once all units have turned their heat on. There is no need for concern as it will clear. When you hear this noise, please know that it is NOT necessarily coming from the neighbouring tenant above, below or beside you.

Request for Maintenance... As a reminder, all "non-emergency" maintenance requests **MUST BE** submitted to the office **IN WRITING** on one of the "Request for Maintenance" forms which are located at the Valley High Office door in the lobby. Requests in writing that are submitted to the office will be addressed in a timely manner based upon their nature of urgency, which may take up to a few days to a week to get completed. Any plumbing, electrical and heating issues will take precedence over all other requests, and should be reported immediately to the main office at 705-876-1717 ext 201 or after hours ext 5.

2022 Rent Increases to Take Effect January 1, 2022... Effective January 1, 2022, there will be a rent increase for those tenants who have not had an increase within a 12 month period of their last increase. The rent increase amount is in accordance with the Government of Ontario's rent increase guidelines. Those tenants wanting more information can visit the Ontario website at: <https://news.ontario.ca/en/bulletin/1000340/ontarios-2022-rent-increase-guideline> Tenants to get a rent increase January 1, 2022 will receive notices in the mail before the end of September.

Some Exciting News to share!!! The Laundry Room at Valley High 2 will be getting all new equipment installed sometime in September or October. Notices will be posted to inform tenants, as the Laundry Room will be closed for a day or two to facilitate the installation.

Air Conditioner units... Fall is arriving soon!! **All portable air conditioning units must be removed on or before October 15, 2021.** If you require assistance, please fill out a maintenance work request form. Thank you in advance for your cooperation.

October Generator Testing... Scheduled testing of the generator will take place twice in October; 13th and 27th. Please keep your doors and windows shut and refrain from using the exits at the southwest end of the building.

Afterhours Emergencies...

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

Annual Fire Drill... Trent Security Systems staff will be on hand **Tuesday September 28th between 9:30am and 12:00pm** to ensure proper policies and procedures are followed. All tenants are encouraged to participate. Notices will be posted throughout the building.

Annual Sprinkler & Fire Alarm System Inspections... Georgian Bay Fire & Safety will be performing the Annual Sprinkler and Fire Systems Inspections, Wednesday, September 29, 2021 commencing at approximately 9am. You may hear water pumps & bells ringing during this time.

Summer Plants ... Any plants you are disposing of and taking down to the garbage room, please bag them first so that Staff members do not have to clean up any fallen leaves and dirt that they may leave behind.



Diana's Kind Quote of the Month;

A FRIEND IS LIKE A FOUR-LEAF CLOVER: HARD TO FIND AND LUCKY TO HAVE.



REMINDERS:

1. Service Elevator: 24 hours' prior notice required for all deliveries.
2. Pets:
 - Immediately stop, stoop & scoop your pets waste, and dispose of it in the garbage bins located at various outdoor areas on the property.
 - All dogs must be leashed at all times while in all common areas of Valley High 2 property including both indoors and outdoors.
3. Please do not throw anything off your balcony.
4. Recycle bins are NOT for household garbage/items.
5. Laundry Room:
 - Vandalism will not be tolerated within the laundry room or to the machines; the machines have been supplied as a convenience to tenants and can be removed if problems persist.
 - Please remember to wipe out the washers & clean the lint holder in dryers after each use.
6. Tenant Insurance: For those tenants that have not already done so, please provide our office with proof of your tenant insurance coverage.
7. Smoke Odors: Please be respectful of others who may have breathing issues, and refrain from smoking within 9 meters of any entrance door to Valley High 2.

Valley High 2 Office Hours for October

October 1st 12:30 pm to 2:30pm

And every;

TUESDAY, WEDNESDAY AND THURSDAY

12:30 pm to 2:30 pm

*Garbage Chute Room(s)...*It's been brought to our attention that garbage bags are not being tied securely before they are tossed down the garbage chute, and are leaving a mess for staff to clean up. As a reminder, anyone disposing of baby and/or adult disposable underwear containing waste MUST be DOUBLE bagged and TIED securely. On several occasions and on garbage pick-up days, staff have had to clean up waste from bags not being tied properly. Additionally, there appears to be quite a number of recyclable items being tossed in the garbage bin, rather than the recycle bin. Recycling items need to be carried down to the recycling bin located just outside the back entrance door. As a reminder;

1. DO NOT throw large/heavy items down the garbage chute.
2. DO NOT leave large personal items in the garbage chute room.
3. Household waste only, and securely tied, to be thrown down the garbage chute.
4. On garbage pick-up days (Tuesday & Thursday) please refrain from throwing any garbage down the garbage chute until after 1:00 pm. This is to ensure the bin has been tipped and returned to the garbage room.