

Valley Highlights

MYER CHERNEY HOLDINGS LIMITED

APRIL 2023

Annual Apartment Inspections...

May 2, 2023 members of our Maintenance Personnel will begin conducting the annual unit inspections of ALL rental units at Valley High 2. These mandatory inspections are to ensure all applicable fire codes and regulations are being adhered to, which include but are not limited to; plumbing/heating/electrical systems and automatic door closers. Access to all rooms within the rental unit including the bedrooms will be required. Any necessary repairs will be completed on or around the following Wednesday or Thursday from the date of inspection. Notices will be sent out one (1) week in advance, starting with the 8th floor. Please keep an eye out for a notice in your email and/or mailbox.

Reminder to Dog Owners and/or Guests...

Please keep in mind when walking your dog(s) through the common areas, that not all people have the same love for dog as you do. Many may not feel comfortable, if and when you permit your dog to jump and/or sniff them. Pets are not permitted to wander the hallways and must be leashed at all times when outside the Rental Unit. Those tenants/occupants with retractable or long leashes, must keep their dog(s) under complete care and control and within their immediate reach at all times on the Valley High 2 premises. Yes, your dog(s) may be friendly or small, but some people do have a fear of dogs...so please be courteous to others!

Additional information can be found on The City of Peterborough's website; www.peterborough.ca/en/city-services/animal-services Or you can reach them via email or phone at; Phone 705-745-7676 ext. 202 or 204; email; animalcontrol@ptbohs.com

The Peterborough Animal Services is an excellent source of information where answers to the questions below can be found:

- Who do I call to complain about a barking dog, stray animal, or poop and scoop?
- Who do I call to report a dog bite; attack on me or my pet?

Laundry Room Etiquette...

Please keep the following in mind while utilizing the laundry room facility and equipment:

1. Be courteous and remove laundry as soon as your load is completed.
2. Wipe out the washing machines and clean the dryer lint trap after every use.
3. Leave the washer door open to help prevent unpleasant odours and/or buildup of mold or mildew.
4. To avoid marking the floors, refrain from sliding anything abrasive across them, such as laundry baskets, and pick up any debris that may have fallen on the floor.
5. Report machines in need of service by calling the toll-free telephone number on the back of your Smart Card, or alternatively, the number can be found on the APP under help.

Air Conditioners

It is time to begin thinking about and planning for the summer! With that in mind, many tenants will soon be looking to hook up their portable air conditioning unit(s). Please 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 Conditioner(s) in your rental unit, your account will automatically be charged the seasonal fee, unless you notify the Office otherwise.

* *Reminder – The seasonal fee is not prorated nor is it based upon usage - it is a flat rate fee of \$250 per Air Conditioning Unit.*

April generator testing

Scheduled testing of the generator will take place twice in April; the 12th and the 26th. Please keep your doors and windows shut and refrain from using the exits at the southwest end of the building.

After Hours Emergencies

In the event of an emergency outside of regular business hours, call [705-876-1717](tel: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.

Smoke Detectors, Spring Reminder

In the fall of 2022, 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 every month. If your detector is not working properly, contact our main office immediately by calling:

T: 705-876-1717 or, email:

maintenance@cherneyproperties.com

Valley High 2 Office phone number: 705-742-6047
Hours – Tuesday, Wednesday, and Thursday 12:30pm – 2:30pm



Balcony Reminders...

As the months move closer to warmer weather conditions, we would like to remind all tenants of the balcony rules and regulations:

- a) Keep the balcony/patio free of carpeting, interlocking stone or mats, or decking of any kind that can damage the concrete. You may choose a breathable rug that lets the water evaporate. Breathable rugs must be removed from the balcony by October 15th through May 1st, annually.
- b) There can be absolutely no drilling or boring into the balcony/patio slab or building exterior whatsoever.
- c) Should you wish to hang small decorative items, choose a damage free hook such as Command Outdoor Hook or similar damage-free product(s).
- d) Do not install any satellite or hardware on the building or balcony/patio, which includes the rails, glass panels, floors, and ceilings.
- e) Do not place anything on the outside of window sills or hang anything on the inside or outside of balconies. Tenants are permitted to place flowers/planters on seasonal tables and/or stands, provided that, when watering, care is taken so as not to overflow onto the balcony below; self-watering systems are recommended.
- f) Do not throw anything off the balcony, out the windows or doors. This applies not only to Tenants, but their families, guests, or caregivers.
- g) The balcony shall only be used for seasonal furniture and shall not be used as a storage area. The Landlord prefers clothing not be hung on the balcony but if you do, please immediately remove items once they are dry. Electric BBQ's may be used, but may not be left unattended while in use and, must not interfere with your neighbors' enjoyment of their living area.
- h) No frosted film/coverings permitted on the balcony glass panels. Privacy/protective screens (not flags) may be used but shall only be the same size and similar shade (beige/taupe) to that of the glass panels and shall only be attached by way of non-marring products such as rubber bungee cord tie downs, silicone cable ties, or similar non-damaging products.

Put Cigarette Butts in Their Place...

Cigarette butts are more than an eyesore, they are the most discarded waste product in the world!

- 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.
- 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.

Smokers, please do your part; extinguish cigarette butts completely and dispose of them in the outdoor butt receptacles at the front, back and east entrances of the building. Ensure butt cans on balconies are emptied regularly.

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.

