

Valley Highlights

MYER CHERNEY HOLDINGS LIMITED

APRIL 2024

Annual Apartment Inspections... May 1, 2024

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 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 Thursday from the inspection date. Notices will be sent out a week in advance, starting with the 8th floor. Please keep an eye out for a notice in your email and/or mailbox.

Aboveground Parking Lot Speed Limit...

It has been brought to our attention that vehicles have been observed speeding and driving recklessly through the aboveground parking lot. **For the safety of all, the maximum speed for vehicles traveling in both the above and underground parking areas should be no more than 10 km/h and drivers should always be aware of other vehicles and pedestrians.**

Pigeons...

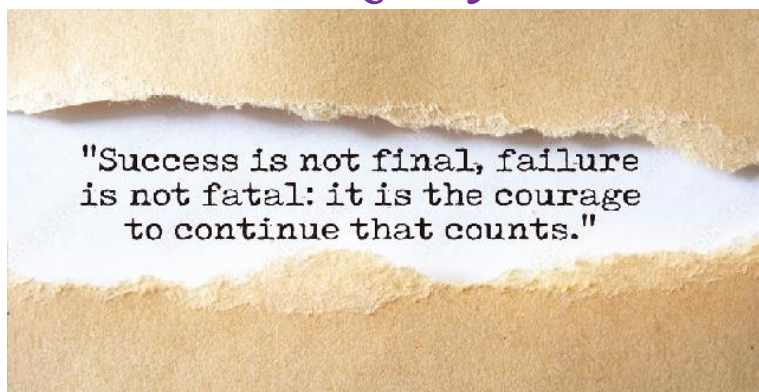
We understand pigeons have been observed around Valley High II. Here are some ways you can try to deter them from landing/nesting on your balcony.

- Keep the balcony clear of anything that pigeons can nest in.
- Keep the balcony clean. Don't leave any food and/or food garbage lying around.
- Frequent human presence will scare pigeons away.
- Use visual deterrents like colourful spinning pinwheels, or owl decoys. They will be more effective if moved around and/or changed up regularly.

Solar Eclipse...

On April 8th, the solar eclipse's path of totality will pass through some cities and towns in Ontario, Quebec, New Brunswick, Nova Scotia, Prince Edward Island and Newfoundland, plunging them into darkness for a few minutes. People outside this path will be able to observe a partial solar eclipse, during which the Sun is not hidden in totality. It is advised to not look directly at the sun during this time as it could cause irreversible damage to your eyes.

Diana's Kind Quote of the Month



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

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 their 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 10th and the 24th. 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 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 2023, 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!

Since 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.

Contact the 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.

April Showers Bring May Flowers

Balcony Reminders

- 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.
- There can be absolutely no drilling or boring into the balcony/patio slab or building exterior whatsoever.
- Should you wish to hang small decorative items, choose a damage free hook such as Command Outdoor Hook or similar damage-free product(s).
- Do not install any satellite or hardware on the building or balcony/patio, which includes the rails, glass panels, floors, and ceilings.
- 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.
- Do not throw anything off the balcony, out the windows or doors. This applies not only to Tenants, but their families, guests, or caregivers.
- 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.
- 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 tiles, or similar non-damaging products.

Tenant Reminders

- Lost and/or stolen building keys are subject to an administration and replacement fee.
- A minimum of 24 hours advance notice is required to book the service elevator.
- All pets must be leashed at all times when in the common areas of Valley High II and/or on the grounds. Please don't forget to stoop & scoop.
- Do not throw items off your balcony.
- A request for maintenance form must be fully completed, dated and signed. The yellow and white copies of the request form are to be placed in the VHII office mailbox, and will be addressed in a timely manner and in order of urgency.
- Tenants must park in their own assigned parking spaces. Failure to do so, will lead to a notice being left on the vehicle. For repeat offenders, the vehicle is subject to being ticketed and/or towed away at the vehicle owner's expense.
- **Are You Covered?** It is the responsibility of the tenant to maintain adequate insurance coverage for tenant's legal liability and upon the tenant's personal contents as against fire, theft, and water damage risk. If you are planning a vacation, or even if you are going to be away from your apartment for an extended period of time, it may be a good idea to have a friend or neighbour check your apartment during your absence.

Fun Recipe for the Kids

PLAY DOUGH

- 1 cup water
- 1 cup flour
- 2 ½ tbsp vegetable oil
- 2 tsp cream of tartar
- ¼ cup of salt
- 10 drops of food colouring

Using a metal pot and wooden spoon, stir constantly until it forms a ball, then let cool for 10 minutes and play.

FOOD FOR THOUGHT:

