

# Valley Highlights

MYER CHERNEY HOLDINGS LIMITED

APRIL 2025



## *Annual Apartment Inspections...*

April 2<sup>nd</sup> 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 two weeks later. Notices will be sent out a week in advance, starting with the 8<sup>th</sup> floor. Please keep an eye out for a notice in your email and/or mailbox.

## *Pigeons...*

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.

## *Having Overnight Guests?*

If they're parked in the visitors parking, please help us out by registering their vehicle with the Valley High II office. No need to worry about office hours; simply jot down the make, model, and license plate number on a piece of paper and drop it into the mail slot on the office door.

For the tech-savvy, feel free to email the details to [reception@cherneyproperties.com](mailto:reception@cherneyproperties.com), and we'll pass the information along.

## *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  
Main Office will be closed on Friday, April 18, 2025 for Good Friday

## *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 per Air Conditioning Unit.*

## *April generator testing...*

Scheduled testing of the generator will take place twice in April; the 9<sup>th</sup> and the 23<sup>th</sup>. 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 2024, 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](mailto:maintenance@cherneyproperties.com) if you notice your smoke detector is not working properly.





## 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 15<sup>th</sup> through May 1<sup>st</sup>, 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 seasonal flowers/planters on tables and/or stands provided, 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.

## Elevator Doors...

Please refrain from holding the elevator doors open – it is not good for the equipment. If you bump into someone and want to chat, let the doors close and catch the next ride!

## A Friendly Reminder for Pet Owners...

Let's keep our shared spaces clean and enjoyable for everyone! If you're walking your furry friend, please remember to stoop and scoop. A few extra seconds can make a big difference for our neighbours. Thank you for being a responsible pet owner and helping us maintain a tidy community!

### Easter Brunch Punch

#### Ingredients:

- |  |                        |
|--|------------------------|
| 1 (12 ounce) can frozen orange juice concentrate, thawed | 2 cups peach nectar    |
| 1 (12 ounce) can frozen lemonade concentrated, thawed    | 3 cups pineapple juice |
| 1 liter bottle ginger ale                                | 5 cups ice cubes       |
| Orange, lemon, and pineapple slices for garnish          |                        |



#### Directions:

1. In large punch bowl, combine orange juice and lemonade concentrates and pineapple juice and peach nectar; stir until well combined.
2. Cover and chill until ready to serve then stir in ginger ale and ice cubes, float fruit slices on top, and serve immediately.

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