

Valley Highlights



MYER CHERNEY HOLDINGS LIMITED

APRIL 2026

Annual Apartment Inspections... Annual unit inspections at Valley High 2 will begin **April 8th**, starting on the **8th floor**. These mandatory inspections ensure compliance with applicable fire codes and safety regulations, including checks of plumbing, heating, electrical systems, and automatic door closers. To complete the inspection, maintenance staff will require access to all rooms within the unit, including bedrooms. Any repairs identified during the inspection will be scheduled and completed approximately two weeks later. Inspection notices will be delivered one week in advance. Please watch for a notice in your email and/or mailbox.

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!

Cigarette Butts... Cigarette butts are the most commonly littered waste item worldwide, and improper disposal can harm the environment and create serious safety risks. Chemicals can leach into soil and waterways, filters take years to break down, and still-lit butts can start fires. They're also toxic if ingested by children, pets, or wildlife.

Smokers, please ensure cigarette butts are fully extinguished and placed in the outdoor receptacles located at the front, back, and east entrances. If you are permitted to smoke on your balcony, please empty ashtrays/butt cans regularly to prevent overflow and fire hazards. Most importantly, **never flick cigarette butts off the balcony.**

Smoking... For tenants who are still permitted to smoke inside their rental unit or on their balcony, please be aware that smoke can travel and may **substantially interfere with the reasonable enjoyment of neighbouring tenants**. We ask that you be a considerate neighbour and make every effort to refrain from smoking inside your unit or on your balcony. Additionally, smoking near the building entrances affects other tenants' reasonable enjoyment and interferes with a lawful right, privilege or interest of the Landlord. We kindly request that all tenants and their guests **refrain from smoking at or near the building entrances.**

Diana's Kind Quote of the Month

People say true friends should
always hold hands,
But true friends don't need to
hold hands because they
know that the other hand will
always be there.

Air Conditioners

With warmer weather approaching, it's time to start planning for summer. Many tenants will soon be preparing to install their portable air-conditioning units.

- **NEW TENANTS:** Please contact the Main Office to discuss your plans for using an air conditioner this season.
- **TENANTS who used an AC last season:** If you had a portable air-conditioning unit(s) installed previously, the seasonal fee will be automatically charged unless you notify the Office that you won't be using one this year.
- **REMINDER** – The seasonal fee of **\$250 per air-conditioning unit** is a **flat rate**. It is not prorated and is **not based on usage**.

April Generator Testing

Scheduled generator testing will take place on April 8th and April 22nd. During testing, please keep your doors and windows closed and avoid using the southwest exits.

After Hours Emergencies

If you experience an emergency outside of regular business hours, please call 705-876-1717 and press '5'. On rare occasions, you may not reach someone immediately. If that happens, listen carefully to the recorded message and follow the instructions provided.

Spring Reminder: Smoke Detectors

Last fall, maintenance staff replaced the batteries and tested the smoke detectors in every unit to ensure they were working properly. Smoke-detector batteries should be changed every six months.

As a spring reminder, we encourage all tenants to replace the batteries in their smoke-detectors and test the alarm monthly to ensure it is functioning properly.

If your smoke detector isn't functioning as expected, please contact the Main Office by calling 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
Main Office will be closed on Friday, April 3, 2026 for Good Friday





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 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.

HAM CASSEROLE

Ingredients:

Non-stick cooking spray
 4 cups chicken broth
 2 Tbsp. soy sauce
 4 fresh thyme sprigs
 1 medium poblano pepper, seeded and finely chopped
 1 cup crushed buttery crackers, such as Ritz
 2 garlic cloves, minced
 2 cups whole milk
 1 ½ tsp. kosher salt
 1 ½ cups frozen peas, thawed



4 Tbsp. unsalted butter, divided
 2 cups long grain rice
 1 medium red bell pepper, seeded and finely chopped
 2 cups shredded pepper jack cheese, divided
 1 medium yellow onion, chopped
 ½ tsp. ground black pepper
 2 Tbsp. all-purpose flour
 ½ cup sour cream
 2 cups cubed ham
 Chopped fresh parsley, to garnish

Directions:

1. Preheat the oven to 400F. Spray a 13-by-9-inch baking dish with nonstick cooking spray.
2. In a medium saucepan, bring the broth, rice, soy sauce, and thyme to a boil over medium-high heat. Cover and reduce the heat to low; simmer until the rice is tender and the broth is absorbed, about 20 minutes. Remove the thyme sprigs.
3. In a small bowl, stir together ½ cup of cheese, crackers, and 2 tablespoons of melted butter.
4. In a large stockpot, heat the remaining 2 tablespoons of butter over medium heat. Add the bell pepper, poblano, onion, and black pepper; cook until the vegetables are tender, about 5 minutes. Stir in the garlic; cook until fragrant, 30 seconds to 1 minute. Whisk in the flour; cook until the raw flour smell is gone, 2 to 3 minutes. Whisking constantly, slowly add the milk. Cook, stirring frequently, until thickened and smooth, 3 to 4 minutes. Stir in the remaining 1 ½ cups of cheese, sour cream, and salt. Stir in the rice mixture, ham, and peas. Pour the ham and rice mixture into the prepared pan and sprinkle evenly with the cracker crumb mixture.
5. Bake the casserole until it is bubbly and the topping is golden brown. 15 to 20 minutes. Let stand for 5 minutes before topping with parsley. Serve immediately.

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