



Spring 2015

Inside This Issue

- 1 Message From The President
- 1 Toronto Named Best Place to Live!
- 2 Smoking Bans – Can They Reach the Condo Communities?
- 2 Homeowners Spring Cleaning Tips
- 3 Manitoba Condo Act – Should Ontario Follow Suit?
- 3 Condo Living Will Be the New Normal in Ontario
- 4 Planning a Getaway?
- 5 Driven to Distraction at Work
- 6 Shout Out Page
- 7 Spring Maintenance Tips

A Message from the President

Dear Board of Directors,

With the cold and gloomy winter days behind us, we are busy preparing for the spring.

This spring issue of our newsletter has great articles regarding items that relate to Condominium life. Please take a moment to read through some of articles.

I look forward to seeing everyone soon. In the meantime, enjoy the beautiful spring. As always, I welcome your e-mails.

Sincerely,



Liron Daniels

President R.C.M., P.P.L., B.E.S.

TORONTO NAMED BEST PLACE TO LIVE!

According to a recent report on urban safety, published by the Economist, Toronto has been ranked the best place to live.

We may not have the best hockey team, but we topped a list of 50 cities all measured based on their placement in the Safe Cities Index as well as livability rankings, and three national indexes, including the Democracy Index, Business Environment Rankings and Global Food Security Index.



Homeowners Spring Cleaning Tips

Spring is here! Time for a quick spring home maintenance to help you home breathe!

- **Clean or Replace Air Filters** – Most filters can be easily removed, cleared of larger debris with a vacuum cleaner, cleaned with a mild soap and replaced in the unit. Some older models have replaceable filters.
- **Clean Eavesdrop, rain gutter, & downspouts** – Remove any leaves, waste or other obstructions that may be blocking air flow.
- **HVAC cleaning** – Another term, duct cleaning. Annual duct cleaning will improve the indoor air quality, as well as the energy efficiency. Contact a local duct cleaning provider and schedule ahead of time during the season change.
- **Check The Fans** – Dirt and dust that has accumulated on fan blades can be gently brushed off and removed from the system.
- **De-cluttering** – it's easy to accumulate unwanted things, not only they will take up spaces, they collect dirt and dust too. Items you don't use, donate them; or pack them and put them into storage. You will be surprised how much more space you gain by getting rid of these things.

Smoking Bans – Can They Reach the Condo Communities?

Recently, the government took a stance on smoking in the vicinity of bars and restaurants. Today, with smoking bans in bars, restaurants, public parks, and in cars with kids, we're approaching the final frontier with the hard-fought battle against exposure to second hand smoke – in private homes and condos and apartments. Currently, a private home is one of the last places where Canadians can indiscriminately light up a cigarette without risking breaking the law. And a growing number of people would like that to change.

Those against the idea say it's unfair for anyone to dictate what they can or cannot do in the privacy of their own home. If nowhere else, freedom should reign in the home. But what about the freedom of non-smokers?

Even if individuals aren't exposed to highly concentrated levels of second-hand smoke, it can still take a significant toll on long-term health. Living in the same building as a smoker means that, like it or not, you will likely be exposed to second-hand smoke and will face increased health risks as a result.

So far, provincial and federal leaders have steered clear of the issue. In 2011, then-Ontario premier Dalton McGuinty declared that banning smoking in apartments would be too intrusive.

Even though there have been no province-wide directives yet, the move to rid condos, apartments, community housing and other residential buildings of cigarette smoke is gaining ground, slowly but surely, across Canada.

Looking at the current trend, it seems like it's only a matter of time before smoking in an apartment building seems as antiquated as lighting up in an airplane or a hospital room. But which municipality or province will be brave enough to be among the first to make this change happen?

MANITOBA CONDOMINIUM ACT – SHOULD ONTARIO FOLLOW SUIT?

HERE are some of the highlights in the new Manitoba Condominium Act, which came into effect in February 2015:

Cooling-off period: The period that condo buyers have to review related documents and decide if they want to proceed with their purchase is extended to seven days from two.

Material change: If a material change occurs between the date of purchase and the date of possession, buyers are entitled to another seven-day cooling-off period to decide whether they still want to proceed with the deal.

Reserve fund study: All condominium corporations must complete a reserve-fund study within three years and update the study every five years. The study will provide condo boards and unit owners and buyers with information about how much money the reserve fund should contain to pay for major repairs to the building's common elements -- things such as the roof, heating system and windows.

Right to rent: A condo corporation can't stop condo owners from renting out their units and can't charge them a levy of more than \$1,500 per year if they do opt to rent them out. Under

the old act there were no limits on the size of the levy condo corporations could charge, and some used it to discourage owners from renting out their units.

-- source: Government of Manitoba

Condo Living Will Be The New Normal in Ontario



The already expansive price gap between condos and detached housing in the Greater Toronto Area (GTA) will continue to expand towards the end of the decade as new detached development is squeezed against the walls of the protected Greenbelt and overwhelmed by mature millennials looking for backyards.

That's according to a new study from the Bank of Montreal examining how changing supply and demand dynamics will shape housing in the GTA.

PLANNING A GETAWAY?



Unfortunately, an empty house can be a tempting target for would-be burglars. Follow a few simple precautionary measures to secure your home, whether you're leaving for weeks or just a weekend.

- **Make your home look lived in** - Install automatic timer switches on lights, radios, and the TV. They're inexpensive and many include variable timing schedules to create the appearance of activity in the house.
- **Take extra steps to make your home seem occupied** – by turning off the ringer for your phone and parking a car in the driveway.
- **Alert the neighbors** - Ask your neighbors to keep an eye on the house and leave them an emergency phone number. You might also consider hiring them to mow the lawn, water the plants, and put the trash cans out.
- **Remove valuables and keys** - Leave your house key with a trusted friend (not hidden outside your home), and take valuables to a bank safe deposit box.

- **Stop all deliveries** - Make sure things don't pile up on the porch while you're gone. Newspapers, mail, packages, and door flyers are all tell-tale signs that you're away.
- **Secure your doors and windows** - Use high-quality deadbolt locks on your doors, additional blocking devices on sliding glass doors, and sash locks on your windows. These can be easily retrofitted.
- **Install an alarm system** - Deter would-be intruders with an alarm system and stickers on the exterior of your home. Many systems offer monthly monitoring for added protection. However, make sure everyone in the home knows how to properly use the system to avoid false alarms.
- **Remove valuables and keys** - Leave your house key with a trusted friend (not hidden outside your home), and take valuables to a bank safe deposit box.

Spending a little time to protect your home before you go on vacation is well worth the effort. You'll reduce your chances of being targeted and ensure a happy home coming.

Enjoy your trip!

DRIVEN TO DISTRACTION



We work in a world of distractions, many of which we bring upon ourselves. And they are likely to grow, exponentially, warns psychiatrist Edward Hallowell, who specializes in attention and productivity.

He delineates six distracting habits:

1. Screen sucking

We have become addicted to our electronic devices, jittery when denied WiFi. As with other addictions, we deny that we have a problem as we seek our next fix.

2. Multitasking

Faced with an unrelenting load, we become harried, curt and unfocused, trying to pretend that everything is under control. We become so used to being interrupted; we can't pay attention to anything.

3. Idea hopping

This occurs with creative people who never finish an idea they start thinking about or pursuing. Ideas come continually; action, hardly ever, because just as one becomes a possibility, another idea arises that seems irresistible.

4. Worrying

The drive for success leads people to worry about anything that might prevent them from succeeding. Great chunks of the day are wasted attending to pointless exercises just because of anxiety.

5. Playing the hero

These individuals can't get any work done because they are so busy dealing with the problems of colleagues. Wired to be altruistic, they never pay attention to their own needs, distracted by the problems others face or create.

6. Dropping the ball

This is actually true ADHD, when people are unable to become organized because their mind is so scattered. Planning, prioritizing and following through become impossible.

Edward Hallowell highlights five essential ingredients to developing flexible focus: Energy, emotion, engagement, structure, and control. "You should monitor your brain's energy supply at least as carefully as you monitor your car's supply of gas or your bank account's supply of money," he said of the first item, urging you to pay attention to sleep, nutrition, exercise, meditation, cognitive stimulation, and positive human contact.

Since passion drives achievement, you must learn to regulate your emotional state and also be deeply engaged in your work. Devising proper structures – whether appointment books or date nights with a spouse – can beat back the distractions that prey on you and make you more effective. Finally, you must exercise control, rather than be controlled by modern society.

SHOUT OUT PAGE



Happy 10 Years!

We would like to congratulate Liron Daniels, the President of Nadlan-Harris Property Management Inc., for his 10 years as a Registered Condominium Manager with the Association of Condominium Managers of Ontario (ACMO). ACMO recently recognized Liron at the April luncheon with a 10 year recognition award for his devotion and dedication to the industry and ACMO.



Congratulations to one of our Board of Directors, Flavio Pagliero, for achieving 1st place HandCycle Award in the Toronto Yonge Street 10K!!!

SPRING MAINTENANCE TIPS

Winter can certainly do a lot of damage to a home, but what sort of interior considerations should homeowners in either a new house or condo to make? With spring finally here, aside from your annual spring cleaning, there are also some important interior spring maintenance tasks which will not only help to make your home more comfortable, but can also help keep your family safer and prevent costly repairs. Here are some important interior spring maintenance tasks for house and condo owners:



This is a great time of year to test all of the ground fault circuit interrupter (GFCI) outlets in your condo. Consult an electrician for assistance or further information.



Check each smoke detector and carbon monoxide detector in your condo. This is a great time of year to replace the batteries in all smoke and carbon monoxide detectors throughout your condo to ensure they don't fail because of low battery life.



Clean your carpets throughout your condo. Carpeting can harbor millions of germs, bacteria, mites, and a variety of other contaminants. Even a carpet that appears to be clean may be dirtier than you think. Perform a DIY deep cleaning or hire carpet cleaners to do it for you.



Change filters and clean the air purifier as needed. Clean any ceiling fans throughout your condo. Reverse the blade direction to ensure it directs the air down, with the blades turning counterclockwise. Dust exhaust fans such as those in the bathroom.



If you're in a new, or resale house, don't overlook the attic. Check your attic for proper ventilation and potential uninvited winter guests like birds' nests. Look for obstructions over vents, damaged soffit panel, roof flashing leads and wet spots on insulation. Keeping good airflow will save you when it comes to cranking the AC to cool your house down come summer.