



The Knitting Mill Lofts

MTCC 1222



Proudly Managed by:
Nadlan-Harris Property Management Inc.

Property Management Head Office:

500 Champagne Drive
Toronto, ON, M3J 2T9
Tel: 416-915-9115
Fax: 416-915-9114
After Hours Emergencies: 416-915-9115 ext. 5

Your Property Manager: Name

Tel: 416-915-9115, ext. #
E-mail: name@nadlan-harris.com

Your Board of Directors:

Eleanor Townsley – President
David Violante – Treasurer
Herbert Kronzucker – Secretary

Important 24/7 Emergency Numbers:

Police/Fire/Ambulance – 911
Gas Leak – 1-877-420-8800

Important Non-Emergency Numbers:

Police – 416-808-4200
Fire – 416-338-9356
Enbridge – 1-877-736-1502

Autumn Song

Descending leaves fall to the ground,
Twirling twisting, round and round,
Autumn season is almost here,
The smell of freshness is oh so near.

The crisp, cool breeze,
Shakes the leaves from the trees,
Autumn takes away the green,
Golden-bronze and brown is all that
can be seen.

- **Ryan Larkin**



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Metro Toronto Condominium Corporation No. 1222
Newsletter – Fall 2016**



TOP HIGHLIGHTS

Annual General Meeting

Thank you to all residents and owners that took the time to attend the Annual General Meeting this summer. We thank you for all comments that were brought forth, and will take all suggestions into consideration.

Lock Boxes



Please note that we have implemented a new location for the lockboxes. All lockboxes must now be installed near the northeast side of the building. Notices were distributed, and all residents were provided a reasonable deadline by which all locks had to be removed from the old location. Following the deadline, the remaining locks were removed and are now with the Manager. If your lockbox was removed, please contact Management to make arrangements to retrieve it.

Visitor's Parking Lot

Management continues to receive reports of damaged and scratched vehicles in the visitor's parking lot. We kindly ask that you be extra cautious when manoeuvring your vehicles in and around the tight spaces of the property. If you witness anyone vandalising vehicles, please report this to Management as soon as possible.

Elevator Keys

As an attempt to limit the elevator use as much as possible, we have ordered special elevator keys and will be shutting down the elevator. The elevator will only be operational once the

mechanism is unlocked with a key. The keys will be distributed to all unit owners (2 keys per unit), only after completion of a brief training session. Further information about the dates of the training sessions will be available shortly.

Window Cleaning

H. Breiter Window Cleaning has completed an upgraded wash of all exterior, inaccessible windows in Mid-September. The next wash is scheduled to take place in the Spring.



Bicycles

Residents continue to park their bicycles in the back lobby, attached to the staircase rails, and attached to posts in the parking lot. Please do not lock your bicycles anywhere on or near the common areas of the building. Given the limited available space, we currently do not have a designated place for bike racks, but we are investigating several options which we hope to implement shortly.

Pest Control

Management has recently received reports of rodent sightings within the building. A thorough and regular pest control is in effect, and the interior and exterior of the building is being regularly monitored by the pest control team and building staff. If you do happen to see any pests or rodents, please contact Management immediately.





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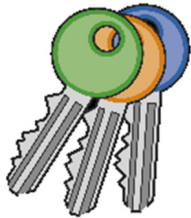


GENERAL INFORMATION

GARBAGE SHED LOCK

This is a friendly reminder: After disposing of your household waste in the garbage shed, please ensure that the garbage shed lock is securely locked.

UNIT KEYS



Every unit owner must provide the Corporation with a copy of their individual unit key. Access to a unit will only be granted with prior notice or in case of an emergency. If the Corporation does not have a copy of a unit's key, the owner may be held liable for damage incurred if access was not available to the unit in the case of an emergency. If you have not provided the Corporation with a key to your unit, please contact Management to make arrangements.

RESIDENT INFORMATION UPDATE

Having correct information pertaining to all the residents is a safety and security measure we are taking to ensure that all the residents are safe and protected in their homes. Please ensure your information is updated with Management at all times. This information is crucial and important in the event of an emergency. Furthermore, Management must have copies of all tenancy agreements, and contact information of the tenants. As a friendly reminder to all unit owners, leasing out your unit is only permitted for a 6-month or longer period.

FAN COIL UNIT FILTERS

Please note that for better air quality in your unit as well as longer life of your fan coil unit it is recommended you change your filter every 3 to 6 months.

FREIGHT ELEVATOR

We remind all residents that the elevator is classified as a "freight elevator", and all passenger use should be limited. If you must use the elevator, please remember that the building's units are not completely "sound-proof", and as the elevator can be quite loud during operation, we ask that you be courteous to your neighbours and be extra cautious when opening and closing the elevator doors.

MONTHLY FIRE INSPECTIONS



Just a reminder to all residents that the fire protection equipment will be tested on a monthly basis, during which the alarms will ring intermittently. Should there be a real fire the fire alarms will ring continuously, during which the fire department must be called. Please remember to check your smoke detectors regularly and replace the batteries every 6 months.

RENOVATIONS



Renovations are permitted during the weekdays between 9 a.m. to 5 p.m., and are not allowed on weekends or holidays. Please be mindful of your neighbors when doing the renovations. All residents are encouraged to contact Management prior to all renovations.

RESPECT YOUR NEIGHBOUR

We would like to remind all residents that this is "Our Home" - treat your home and your neighbours with respect. If you see any wrong doing by a neighbour, please ask him/her to respect "Our Home".



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QUIET ENJOYMENT

Noise travels in all directions, and therefore residents and visitors are reminded to be thoughtful to their neighbors and the community. Always remember our right to "quite enjoyment".

Please note that Management continue to receive complains of noise that is caused by excessive dog barking. We would like to kindly remind all owners that have pets to please be courteous and respectful to your neighbors, and ensure that the dogs do not cause nuisance by barking.

GARBAGE DISPOSAL

We would like to thank all residents who have been following the proper disposal procedures. Just a reminder, please flatten all cardboard boxes before disposing of them. Boxes must be flattened. We need the full consideration and cooperation of all residents to avoid damage, injury and infestations of vermins and rodents.

This is also a reminder that all unit owners are responsible to dispose of their construction waste themselves by contacting a private company and arranging a pick up. Construction waste should not be left on the property.



REMINDERS FROM MANAGEMENT

MAINTENANCE FEES

To maintain our sound financial standing and avoid unnecessary late payment charges, owners are reminded that monthly maintenance fees are due on the first day of each month. After the 5th day Form 14 (pre-lien) will be issued, and then a lien will be placed prior to the property being placed on "Power of Sale" status. All residents must be on a pre-authorized payment plan or provide 12-postdated cheques to the head office (please refer to Page 1 for the address). Please make the cheques payable to MTCC #1222. For any questions regarding your maintenance fees, please contact Accounts Receivable, at 416-915-9115, ext. 29.

STATUS CERTIFICATES

Any resident looking to order a status certificate may do so by contacting the Head Office. There is a fee of \$100, payable by cash, money order or certified cheque. Please be aware that it takes up to 10 days to issue a status certificate. Please ask your Manager, or call 416-915-9115 to inquire about this further.



FALL HOME TIPS

Simple Tips To Save Money On Energy This Winter:

Whether you live in a “typical” two-storey Ontario home, or a condominium townhouse or apartment, making a few small changes around the house can save you money on your energy bill each month. Natural gas and electricity provider Direct Energy says that implementing its recommended seven changes could save a homeowner as much as \$770 a year on energy bills*. The best news is that one of the most effective of these measures is also the easiest to do. Being energy wise is all about cutting down on waste and getting the most for your energy dollar. And with colder weather setting in for the next several months, there's no time like the present to get started.

Direct Energy looked at data from a number of sources. Based on the data, they came up with seven energy-efficiency tips that Ontarians should follow.

- Replace furnace filters every 3 months: potential saving: \$53.00
- Seal leaks around doors, windows and exterior wall electrical outlets: potential saving: \$56.20
- Insulate basement: potential saving: \$99.30
- Insulate attic: potential saving: \$61.40
- **Lower thermostat setting by two degrees: potential saving: \$150.00**
- Replace furnace with high-efficiency model: potential saving: \$299.70
- Clean heating ducts: potential saving: \$53.00

Direct Energy recommends a few other supplementary steps that anyone can take that will help make living more comfortable and energy efficient.

- Get a humidifier: adding a humidifier to your heating system lets you turn the thermostat down and be comfortable at lower temperatures.
- Let the sun in: open curtains on your south-facing windows during the day to allow sunlight to naturally heat your home, and close them at night to reduce the chill. Consider installing insulating window treatments to further reduce heat loss.
- Change the direction of air flow on your ceiling fan. For cold winter months the blades should operate in a clockwise direction helping to push the warm air from the ceiling down into the room.
- Have your furnace maintained in the fall to ensure it works efficiently and safely throughout the winter, especially if it's 6 years or older.

With more than 2.7 million single-detached homes in Ontario (Statistics Canada numbers), these changes could amount to nearly \$700 million in energy savings across the province, according to Direct Energy.



Happy Fall Everyone!

