



bain apartments co-operative incorporated

Community Updates

June 6, 2020

Dear Members:

We are hoping that everyone is continuing to remain as safe as possible during this time; particularly as the Emergency State has been extended. With the warmer weather here, it makes for a great time to get out; thus, we must remember to do so safely. We encourage everyone to continue to follow the guidelines set out by the Province; practice social distancing, wash your hands often wear a mask when out. It is our hope that we will be able to share a bit of information with everyone to let you know what has been going on within the Community and what we have been up to.

Community Safety Concerns:

Over the last few months, we have received reports about disturbances on the North Side of the Co-op including, people yelling, fighting, and leaving syringes exposed throughout the Co-op. In response to these issues reports were made to the Toronto Police Service. We have asked the Toronto Police to increase patrols of the neighborhood at varying times. In addition, the community will be monitored by security cameras assist with the identification of individuals who contravene the Co-op's by-laws. Toronto Police Service has also been authorized to lay trespass charges to anyone who is not able to identify to them that they have the expressed right to be on the Co-op's property.

In the event there is a disturbance, please do contact Toronto Police Service at 416-808-2222. If it is an emergency, please call 911. Please also let us know. We will also be looking at things that can be done to improve the safety of the Co-op such as lighting, and manicuring of soft landscaping to decrease the hiding spaces.

Housing Charges and other potential difficulties:

We would like to remind members that we have added an additional method for members to pay their housing charges and that is TenantPay. You may pay your housing charge directly from your banking app and not have to leave you home to do so. Please contact either Alana at ext 101 or Holly at extension 103 to get your TenantPay number and more details.

Please do remember that if you are experiencing any trouble paying your housing charge, please contact us before the first of the month so we may work with you on the issue.

Laundromat

Members have been doing a great job keeping to one person in the laundromat at any one time. In order to make the laundromat a bit of a safer and easier task; we will be installing an automatic door opener on the door which will be activated by a FOB. We are hoping to have the installation

completed before the end of June. We will distribute the FOB to each unit as soon as they are received in the office.

Subsidy – Rent-Geared-to-Income (RGI)

We have started the process of the RGI reviews. We understand that members may be having trouble collecting all of the required documentation to be submitted to the office. Please do not panic, if you are having trouble obtaining the required documentation, please contact us so we may discuss it with you and determine what to do next.

Boiler Project

We are currently in the process of replacing the boilers used to provide heat during the cold seasons. Over the next week or two the crew will be removing demolishing the old boiler equipment and removing various components from the boiler room; a bin will be located on Bain Avenue to be used by the crew only. We encourage everyone to avoid the plant area until we have moved from this phase of the project.

Air Conditioning

As we are now enjoying warmer weather, members are hoping to install their window air conditioners. To ensure that the window air conditioners are installed correctly it has been decided that the Co-op would arrange to have them installed. If you wish to have your window air conditioner re-installed, please contact the Co-op office by phone or email (416-466-2186 ext 101 or admin@100bain.com) so we may arrange to have it installed safely. Please note, those that are already installed will be inspected and possibly re-installed by the Co-op.

Adding Structures on Co-op Property (eg: Decks, Sheds)

Please do remember that if you would like to install a shed or deck outside of your unit you must do the following prior to doing so:

- Provide a written request to build the structure you wish to build
- Provide a copy of the drawings of the structure, list of the materials you will be using

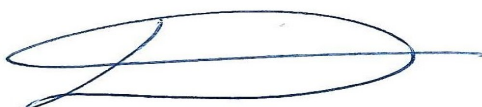
Your request will be reviewed by the Property Committee who will make recommendation to Residents' Council. The decision made by Residents' Council, will be communicated to you in writing. If you have already installed a deck or shed and have not obtained written permission to do so, you may be required to remove it upon inspection of the structure by the Maintenance Team. Please contact the Co-op office if you require clarification on this.

Support

This time is proving to be quite challenging for everyone and thus if you feel that you are having a hard time coping; please contact us so we can see how we could be of support.

Again, we thank everyone for doing all that you can to help make this pandemic end; you all have been doing a great job! If you have any questions at all, please do not hesitate to contact us by phone or email.

Sincerely,



David McFarlane
General Manager