

What Are You Working On?

The summer months have melted away to memories. Managers and associate members maintained a busy, often hectic pace in offering services to condominium corporations. But it wasn't all work and no play. There was also time for community building that included summertime activities like barbecues and outdoors events. Below are just a few of the projects that managers and trades have on the go.

Community Building

Well over 300 residents attended the third annual Summerfest for the Kennedy Green Community on Saturday, July 4. This event is coordinated through Maple Ridge Community Management and is held on the first Saturday of July at Hansen Road North in Brampton. This popular event involves residents from four condominium communities who come together to celebrate the summer season with friends and neighbours.

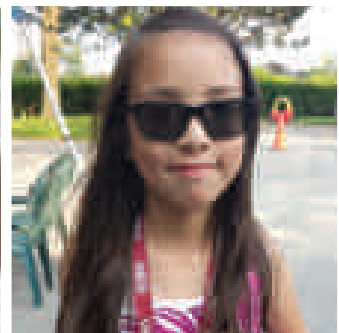
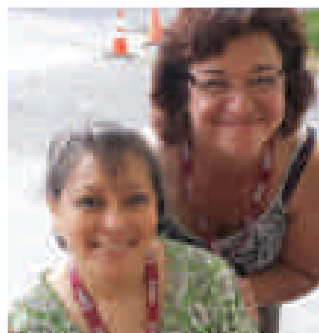
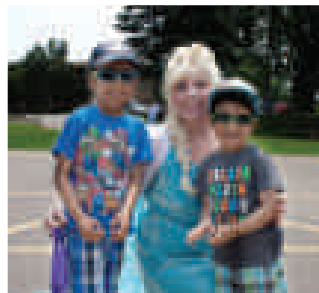
Many volunteer their time for a wide variety of events and attractions that are supported by outside sponsors and participants including The Salvation Army.

The Military Trail community barbecue, held on Saturday, July 11, was also coordinated by our managers. It was a lot of fun for residents who attended this event.

Amy Turner, Editor
Maple Ridge Community Management

Top and Middle:
Kennedy Green Community

Bottom row:
Military Trail Community barbecue



Plan Aweigh!

The Villages of Port Credit (VOPC), an award-winning condominium community built in 2005, is nestled on the shores of Lake Ontario in the heart of Port Credit. Comprised of five separate town home condominium corporations these upscale three-storey units are some of the most sought-after real estate in Mississauga.

Armourco Solutions Inc. was invited five years ago to develop a comprehensive plan for the maintenance of the exterior facades of the entire site. The first course of action was to develop a paint and caulking cycle for each of the individual corporations. This meant working closely with the management and board of directors of each corporation to formulate a customized long-term plan. The plan needed to make sense from a project management point of view for us, and just as importantly the plan needed to meet the economic realities and maintenance budgets of each corporation.

Once the plan was developed and put in place, the first step was to update the coating system. With a lake-front location and lacking old growth tree cover the new coating system had to be capable of dealing with Mother Nature and all she brings. Sherwin Williams Duration Satin Acrylic was the perfect choice.

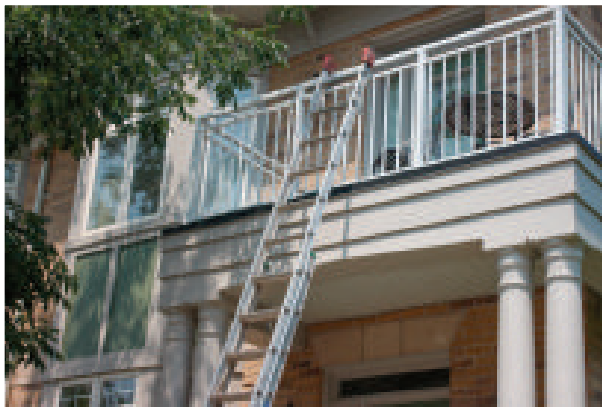
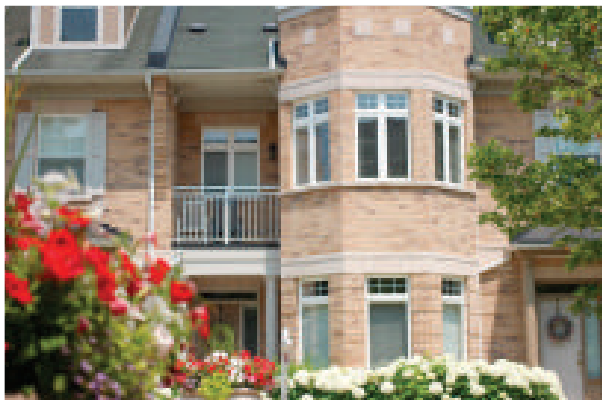
Being on the lake the corporations were concerned about water leaks and the damage those leaks can cause. The sealant on the door and window perimeters had not been replaced since the site had been built and there was evidence that the sealant was failing. Specialized caulking crews were set up to address the issue.

During the preparation process it was also evident that carpentry repairs would be necessary on some of the units. We itemized all necessary repairs, provided management and the board with pricing for the additional work, and scheduled their on-staff professional carpenters to look after all the repairs as part of the overall paint project – a seamless co-ordination of trades on site.

Customized notices were hand delivered to organize front door painting appointments, keeping residents up-to-date on the project's progress and let residents know of upcoming access restrictions due to placement of ladders and lifts. Site safety was paramount.

Once we completed the painting, wood repairs and caulking the condominium town homes were as protected as they were beautiful with a plan in place to maintain the site well into the future.

John Margaritis, Armourco Solutions Inc.



Technology & Human Rights – Leading the Way!



We are currently working on a very unique project. One of our condominium clients needs to meet a Human Rights Tribunal requirement to provide a hearing impaired resident with two-way communication in the event that the resident ever gets stuck in the elevator.

The elevators are currently equipped with two-way voice communication, which of course is of little use to a hearing impaired individual. The elevators also have a flashing red light that alerts trapped occupants that help is on the way. But on its own, the red light does little to reassure a person with impaired hearing.

The solution?

We are providing Internet service to each and every elevator car, and setting up the resident's cell phone with network access so that in the event of an emergency, the resident will be able to communicate via email and/or app with the security team.

Digital screens also have live two-way text capability for further reassurance for hearing impaired residents. Since they are live to the Internet, the property manager can simply add text to an existing visual picture.

Bringing Internet capability to every car is key for top quality digital signage, not to mention security cameras, and now this sort of specialty project. Once it's done for one project, you're good for the rest. And the best part? We were able to do this for \$10,000 less than the next best quote. The condo corporation saves a bundle, the Human Rights Tribunal is satisfied and, most importantly, a hearing impaired person has extra peace of mind!

Sue Langlois, Founder/CEO
Digi-Notice

What Did You Do this Summer?

The staff at Purple Hearts Security enjoyed the sun and water for their annual summer barbecue and family picnic. Here are some staffers in attendance whooping it up at Outer Harbour Marina in downtown Toronto.

Mark Seenarine, President and CEO
Purple Hearts Security



**HORLICK
LEVITT
DI LELLA
LLP** BARRISTERS
& SOLICITORS

100 Sheppard Avenue East
Suite 870
Toronto, Ontario M2N 6N5
TEL: 416.512.7440
FAX: 416.512.8710
EMAIL: info@hldlawyers.com
WEB: www.hldlawyers.com

Proud members of:



EXPERTS IN CONDOMINIUM LAW