

Winter Newsletter

Burst Pipes | Snow | Winter Prep

Maintenance Forms

Walk around your unit and see what needs to be done. This form helps to establish the maintenance budget. Please return by December 1, 2023 to 52 Bards Walkway mailbox.

Winter Garbage Days

On Garbage/Recycling Days place your Bins on a flat surface, not on snow piles. Store your bins in your garage, as per the Complex Rules.

Salt Bags

Salt Bags have been dropped off at each Unit. It is **your responsibility to ensure that your front door and driveway areas are not slippery** between the Contractor salting.

If you have extra bags (2+) please place them outside your unit by the garage so the contractor can pick them up on Dec 1, 2023. Keep at least one bag.

MISSED DRIVEWAY?

If your driveway gets missed, please let the Board know immediately by emailing the Board at ycc327@outlook.com.



We would like to thank Yegor Sorokin for putting his name forward on the Ballot as Director.

Edib Softic, President, Major Projects, Legal, Financial, Parking, Snow and Back up Kathy and any Director.

Kathy Girgis, Treasurer/Secretary/Communication/ Parking Passes, Financials, Legal and Back-up any Director.

Julia Gleiberman, Director of Water Shut off Valves, Hydrants, Landscaping, Eaves, Pest Control, Sprinklers, Windows/Doors and Trees.

Alan Pintaric, Director of Electrical Street Lights, Brickwork, Parging, Hydro Meter Bases, Fences, Staining/Painting, Asphaltting, and Interlocking/Patio Stones.

Heather Wakutz, Director of the Pool, Back Gate, Annual Backflow Inspection, Catch Basins, Sewers, Garage Doors, Roofs/Shingles, and Unit Outside Lights/Electrical Plugs.



Winter Travel

Make sure you turn off your main water valve and drain all pipes. Don't forget to put antifreeze in the toilets.

Consider turning your water heater to vacation mode.

Open your kitchen sink cabinet and bathroom doors to increase the air circulation to the pipes.

Keep the heat at a moderate temperature in the house.

Keep your downstairs bathroom heater on but keep the door ajar or shut.

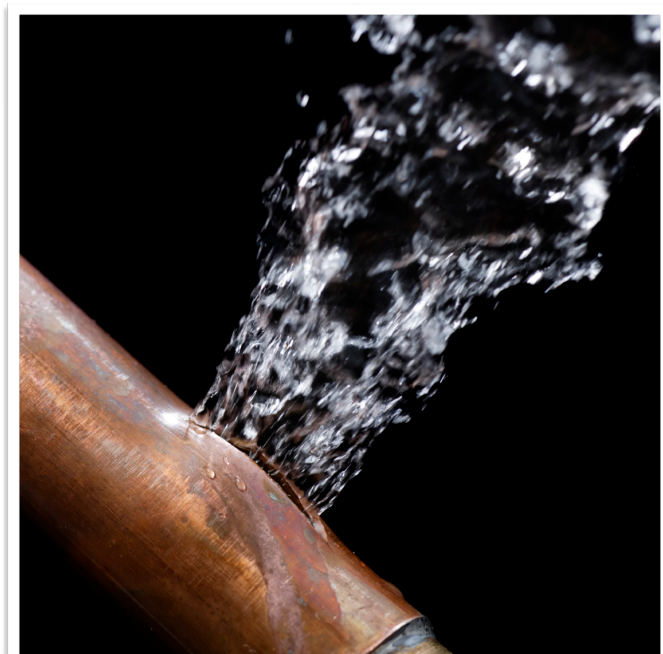
Ask a friend or neighbour to check on your unit weekly.

- Send the Board the dates you are away, who will be looking after your unit and their contact information should an emergency arise.
- If you decide to keep your water on, make sure that person knows where the main water shut off valve is located in case of a burst pipe.

Winter and Burst Pipe

Water Damage can be caused by burst outside pipes. Here is how you can avoid frozen pipes.

- Turn off the outdoor water lines (located in the laundry room) and drain the water in the pipe by opening the outside faucet. Please turn off the outside faucets as soon as possible.
- Board Members are here to assist you if you do not know where or how to turn off your main line, or the 2 outside pipes. Email ycc327@outlook.com.
- In the winter, your downstairs washroom heater needs to be turned on and the door kept closed. On really cold days open your kitchen sink cabinet.
- If you notice there is no water coming out of your faucet and the pipe is frozen gently use a hair dryer and run the dryer gently back and forth along the pipe with the tap open.
- Call a licensed plumber immediately, if you know notice that water is flowing outside!



Best Practices

1. Please check your carbon monoxide and smoke detectors and don't forget to change the batteries.
2. Do not warm up your car in the garage even if, the garage door is open as your kitchen may fill up with carbon monoxide.
3. Have your chimney, furnace and air ducts cleaned by professionals.
4. DO NOT store propane tanks in your garage or by your outside gas meters.
 - Do not store propane tanks in your garage, as vapors could escape and concentrate in your garage. THIS IS VERY DANGEROUS.
 - If Enbridge Gas sees a tank near the gas meter during their inspection of gas meters they will issue a violation fine to the unit owner. The Board recently encountered two units with propane tanks next to their gas meters!
 - Either hand in empty tanks or store them outside your unit away from both the gas meters and your neighbours! These tanks should be stored on a flat surface and out of direct sunlight.
5. Cover your patio furniture and make sure the covering is secured, so it won't blow away. Don't forget to cover your Air Conditioner as well.
6. Consider protecting your garden plants/flowers/shrubs, by covering them with hay, mulch, or burlap. Don't forget to do that last weeding of the garden, cut back your perennials and do one last watering of your trees and shrubs.
7. Use Amour All (as directed) to protect your mailbox, unit number sign, and garage door from the harsh winter elements.

Snow Removal

The contractor will not be dumping snow on gardens or lawns but will be utilizing the parking lots.

Please place your bins in your garage, as per the Rules. It makes it easier to clean your front walkway.