

# WINTER NEWSLETTER

## WELCOME NEW OWNERS!

We wish to take this opportunity to extend a warm welcome to those people who have recently chosen PCC 526 community as their new home. Please make sure that you complete and return the Agreement to Receive Notifications Electronically.

## BOARD OF DIRECTORS

Your Board of Directors is a group of homeowners like you. They volunteer their time, effort and expertise to our community to aid in the day-to-day functions and responsibilities of the Corporation.

## YOUR BOARD MEMBERS ARE:

Kathy Sutton - *President*  
Paola Lancione - *Treasurer*  
Andrej Simonovski- *Vice President*  
Jeffrey Barroso- *Secretary*  
Grace Belcredi - *Director*

## UNIT OWNER INFORMATION

Any changes in phone numbers or emergency contacts? New vehicle? Are you new to our community? If so, please contact our Property Manager, for a **Resident Information Form**. This form provides Management with your up-to-date information to help ensure safety in our community.



## MAPLE RIDGE COMMUNITY MANAGEMENT LTD.

5753 Coopers Avenue  
Mississauga / L4Z 1R9  
Phone: (905) 507-6726  
ext.314

Fax: (905) 507-6722  
[customerservice@mrcm.ca](mailto:customerservice@mrcm.ca)

**Property Manager**  
Veronica Jenik  
[vjenik@mrcm.ca](mailto:vjenik@mrcm.ca)

**After Hours Emergencies**  
(905) 507-6726

*Emergencies are those issues requiring immediate attention in order to mitigate any further damage or reduce liability.*

# Notices & Reminders

## GARBAGE & RECYCLING BINS

**STOP STORING** your Garbage & Recycling Bins in your front porch, driveway or any part of the common elements of your unit. You are expected to keep these items in your Garage after the scheduled Garbage & Recycling Bin pick up (Wednesday or Thursday if Tuesday is a Holiday).

## PARKING

**DO NOT PARK IN THE ROADWAY, FIRE ROUTE IS ON BOTH SIDES.**

Visitors Parking is STRICTLY for visitors only. Visitor's parking will be monitored, and any resident found to be parking in Visitors Parking will be tagged and/or towed at the owner's expense.

The following spaces are used for snow removal clearing:

- Back parking lot by unit 37- last two or three spaces should be clear.
- Front parking lot by unit 19 and fence area
- South two-space parking lot by unit 69

## RULES & REMINDERS

- Please be advised all rules and regulations can be found on the Condominium website <http://sugarbushstreetsville.weebly.com>
- No part of the common elements shall be used for the erection, placing or maintenance of clotheslines, incinerators, garbage, recycling, or organic bins and/or disposal equipment, recreation or athletic equipment, fences or other barriers, hedges, gardens, or other vegetation, or for the disposal of rubbish, garbage or waste.
- **In a condominium environment, it is important to remember that neighbouring homes are in close proximity and, as a result, noise travels easily between homes and may cause those around you to be disturbed. In order to preserve the harmonious community that we all desire, please consider those around you and keep noise levels to a minimum.**

- No motor vehicle other than a private passenger automobile and no trailer of any kind including without limitation any house, tent, boat or snowmobile trailer and no boat, snowmobile, mechanical toboggan, machine or equipment of any kind shall be parked, placed, located or kept on any part of the common elements whether limited common elements or otherwise.
- No signs, billboards, notices or other advertising matter of any kind (except ordinary signs offering a unit for sale or rent with dimensions not exceeding two feet by three feet located so as not to damage any part of the common elements) shall be placed on any part of the common element.
- **Holiday lights should be turned off by January 7<sup>th</sup> and holiday decorations should be removed by January 31<sup>st</sup>. Curbside Christmas Tree collection is on January 16<sup>th</sup>, 2024, and should not be put out earlier.**

## PREPARING YOUR HOME FOR WINTER

**It is the owner's responsibility to keep their driveway and walkway clear of snow for delivery people and/or guests.**

- Shut off all exterior water taps and drain the outside water tap. There are shut off valves located in the basement of each unit. Turn the shut-off valve inside your home that serves the outside taps to the "off position."
- Please do not put shoveled snow onto the roadway. Reminder to switch to winter tires.

## COMMUNITY SAFETY

- As you travel through the community, please be alert to any suspicious persons or activities. Neighbors working together and watching out for each other are often the most successful security system you can have. Report any incidents to the Police immediately and don't forget to call your Property Manager to keep management informed of what you have seen.

September 21, 2023

“All Owners”  
Peel Condominium Corporation No.526  
2350 Britannia Road West  
Mississauga, Ontario  
L5M 6A7

Dear Owner,

**RE: PCC 526 - CONDOMINIUM RULES & REGULATIONS**

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Your Board of Directors has approved and prepared the attached Rules and Regulations for Peel Condominium Corporation No. 526 to ensure that the rules remain current and meet all legal requirements under the Condominium Act, 1998.

A copy of the revised Rules and Regulations is attached to this letter as the Board would like to give every owner an opportunity to review before a final copy is issued to the Community subject to Sections 46 & 58 of the *Condominium Act, 1998*.

***Please note that under Section 58 (1) of the Condominium Act, 1998:***

“the Board may make, amend or repeal rules respecting the use of common elements and units to (a) promote the safety, security or welfare of the owners and of the property and assets of the corporation; (b) or prevent unreasonable interference with the use and enjoyment of the common elements, the units or the assets of the corporation.”

Therefore, to meet these requirements and those under Section 46, of the Condominium Act, these rules will become effective 30 days from the date of this letter unless a requisition in writing is received to hold a Special Meeting as specified under Section 46 within 30 days (by no later than October 21, 2023) after the board has given notice to the rule. Please note should a requisition not be received the rules will be effective October 22, 2023.

***Please note under Section 46 (1) of the Condominium Act, 1998:***

“a requisition for a meeting of owners may be made by those owners who at the time the board receives the requisition, own at least 15 per cent of the units listed in the record maintained by the corporation under subsection 47 (2) and are entitled to vote.”

Therefore, we kindly request that you carefully review the attached. Your participation in this process will be appreciated.

If you have any further questions with regards to the attached, please do not hesitate to contact us at (905) 507-6726.

Yours truly,  
MAPLE RIDGE COMMUNITY MANAGEMENT LTD



Veronica Jenik  
Property Manager

Peel Condominium Corporation No. 526

Rules and Regulations

1. No loud gas powered scooters and/or any other recreational loud vehicles are permitted within the complex. All riders must wear a helmet while traveling through the community on their bike.
2. In-ground vegetable gardens are not permitted within the complex. Vegetable plants are allowed only in pots and they are to be well maintained, otherwise they will have to be removed.
  - o Plants cannot be leaning onto or affixed to fences/gates/walls or structures of any type.
  - o Dowels inserted into the planters are acceptable.
  - o No vegetable planters are permitted for Units 1-19 on the north side of Britannia, they are allowed on the Patio in the front,
  - o It is the responsibility of each unit to water their grass and any trees on their property.
3. The following paint colors are the only permitted colors to pain the exterior of garage doors, front doors and back doors: Paint Code: HC – 107, Paint name: Gettysburg Gray and Paint Sheen Aura exterior satin.
4. No ball playing of any kind is permitted within the roadways of the Corporation.
5. "Any lease, tenancy or rental of any unit shall be for a term of not less than (12) months. No unit shall be occupied under any lease, sublease, contract or license agreement for transient or hotel purposes. No roomers or boarders are permitted."
6. Any lease, tenancy or rental agrees to be bound by the Declaration, by-laws, rules and regulations of the Condominium Corporation and the Ontario Condominium Act.
7. No unit shall be occupied under any lease, sublease, contract or license agreement for any purpose other than a single family residential home.
8. The install of satellite dishes or HD antennas are not permitted prior to the consent of the Board. Forms are available to the request to install with management.
9. No owner shall make any structural change, renovation, alteration or addition to his unit or any change affecting the common elements without prior written consent of the Board, and subject to the restrictions herein.
10. No boundary, load bearing or partition wall, floor, ceiling, roof assembly, door, window, steps, porch, walkway, driveway, retaining wall or other component on the exterior part of the units shall be removed or altered without prior written consent of the Board.
11. No owner shall install, alter or remove any fencing, retaining walls or gate without prior written consent of the board.
12. No owner shall, without the written consent of the Board, change the exterior appearance of its unit without limitation painting a different color, or changing color or textures of roofing

materials exterior cladding, the soffits, fascia, eaves troughs, downpipes, exterior doors or windows.









13. For sale signs must be removed off the property within two weeks of the sale date. Signs are only permitted on the front lawns of the units.
14. No owner shall park within the visitor parking lot unless a parking permit is obtained
15. Driveways and parking spaces comprising part of a unit will be used only for the purpose of parking private passenger automobiles or vans and for no other purpose.
16. Owners who are renting out their units must provide management with an offsite address and a copy of the lease agreement within 30 calendar days of said lease agreement coming into force.
17. All rear gardens must be kept neat and tidy and free of over grown weeds. Failure to do so will result in the Corporation having the work completed and charged back to the unit. All shrubs and trees within the unit boundaries must also be maintained.
18. No type of fireworks including but not limited to handheld and fountain fireworks. Also it includes any kind of device with or without projectile that produces popping and noisy sounds, including firecrackers. Hand held stick type sparklers such as those used on birthday cakes are permitted.
19. Shared driveways must be sealed at the same time as a shared cost.
20. Laundry lines are NOT permitted on property.
21. No Parking on Street at any time, this is a Fire Route!
22. Owners are responsible for complying to the upkeep and maintenance of their units as requested by the Corporation. This includes roof replacement/repair and painting. All repairs to be completed on a timely basis.
23. Children playing at the park must be accompanied by an adult. Children should not be left unsupervised, as this is for their own safety.
24. Only seasonal furniture is to be kept on the patio, no indoor furniture should be stored on patio.

**Peel Condominium Corporation No. 526**  
**2350 Britannia West, Units 1-72, Mississauga ONT.**  
**Community Standards - Approved by the Board of Directors**

## PCC 526- 2350 Britannia Rd West – Community Standards

Item #	Description	Yes	No	Specifications and details
1	Barbeques	✓		Barbeques may be stored and used on the terraces and/or rear patios. The barbeque must be kept clear of all combustible materials listed on its rating plate or in the certified instructions. The use of barbeques is prohibited after 10:00 pm. Propane barbeques <b>only</b> are permitted. Briquettes and/or charcoal are not permitted.
2	Basketball Hoops and Nets		✗	The attachment of hoops &/or nets (including portable nets) to the exterior of the building or on any part of the common elements, is not permitted.
3	Bicycles and playing ball games		✗	Riding bicycles on common element grass is not permitted. Playing any ball games on the roadway/laneway is also not permitted.
4	Bird Feeders/Bird Baths		✗	No installation or placement is permitted.
5	Christmas Lights	✓		Seasonal – Christmas lights and Christmas decorations are permitted from November 15 to January 31.
6	Clothes line or similar item		✗	This is a Declaration Violation. Clothes lines, any equipment for hanging and/or drying clothes or storage of any kind is not permitted on any common element or exclusive use common elements.
7	Laundry/Other		✗	No hanging or drying of clothes or other items on terraces or rear patios is permitted.
8	Decks	✓		Any new installation of a deck must obtain Board approval <u>prior</u> to the installation.
9	Dog runs/dog houses		✗	Not permitted.
10	Exterior Advertising and other Signs		✗	This is a Declaration Violation and is not permitted.
11	Exterior Gardens	✓		Vegetable plants are permitted only in containers, vines or ivy are permitted.
12	Fireworks		✗	No fireworks of any kind are permitted in any unit or on the common elements at any time.
13	Front Door Decorative Glass	✓		A glass insert is permitted with Board approval to be obtained <u>prior</u> to the installation.
14	Garbage Cans	✓		Garbage cans, including recycle boxes may be placed at curb side in front of townhouses after 7:00pm on day prior to garbage pickup and stored away by 7:00pm on the day of garbage pickup. No owner shall place any garbage, debris or disposal containers of any kind on the common elements. Disposal containers must be stored in the garage at all times.
15	Garage Sales		✗	This is a Declaration Violation and is not permitted.
16	Parking Enforcement	✓		The complex is monitored by Parking Enforcement. <u>The Visitor parking is for visitors only</u> and failure to observe these requirements will result in ticketing and/or towing by Parking Enforcement.

**Peel Condominium Corporation No. 526  
2350 Britannia West. Units 1-72. Mississauga ONT. L5B 4J8  
Community Standards - Approved by the Board of Directors**

17	Illegal Parking		<p>Parking is not permitted on the roadways &amp;/or in front of any of the units as they are zoned as fire routes. Vehicles parked on the roads will be tagged and towed by the City at the owner's expense. Residents are also asked not to allow vehicles to extend beyond their driveway onto the road as this is unsafe and may cause accidents.</p>
18	Pets		<p>No animal, livestock or fowl of any kind other than one pet shall be allowed to be kept in the unit or on the common element or exclusive use common elements. The City of Mississauga by-law requires that dogs are on a leash at all times while on the Corporation Property. Pets for breeding purposes are not allowed. All excrement must be picked on a per occurrence basis. Failure to clean up after your pet creates an unsanitary and unsightly condition and also damages the common areas. Any damage to lawns as a result will be the sole responsibility of the owner of the dog to repair.</p>
19	Tenancy		<p>No unit shall be occupied without prior submission of a lease to management. No lease shall be for a period of less than one year (12 months). All owners are responsible for the behaviour of their tenant. The owner shall supply to management, his current address and telephone number. Each unit shall be occupied and used for residential purposes in accordance with the zoning by-laws of Mississauga. Each unit is to be used as a single family dwelling. Multiple tenancies in a unit are not allowed</p>
20	Sheds and/or any Exterior Storage		<p>This is a Declaration Violation and is not permitted. No owner shall install any fencing, shed or deck in the exclusive use rear yard without the prior written consent from the board.</p>
21	Storm/Screen Doors		<p>Storm doors are allowed and Board approval must be obtained prior to the installation.</p>
22	Window A/C Unit		<p>This is a Declaration Violation and is not permitted.</p>
23	Excessive Noise Levels		<p>Excessive Noise Levels are not permitted as noise travels easily between homes and may cause those around you to be disturbed. This includes Loud MUSIC and TV.</p>
24	Alterations		<p>No owner shall make any change, addition, modification or alteration to the common elements or exclusive use common element without prior written consent from the board of directors.</p>

**Maple Ridge Property Management - Property Manager** Veronica Jenik  
Telephone # 905-507-6726 or via email at [vjenik@mrcm.ca](mailto:vjenik@mrcm.ca)

- <http://sugarbushstreetsville.weebly.com>

**Board of Directors**

Kathy Sutton  
Paola Lancione  
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