

Historic Snowbridge Towns

Grey Standard Condominium Corporation No. 116

GSCC No. 116

Winter 2024

GSCC # 116 – GENERAL REMINDERS & RULE REFRESHER

The Board of Directors and the Property Management Office would like to offer the following “refresher” on Condo Living here at Historic Snowbridge, 171 Snowbridge Way. Please note that this is not listing all the rules for GSCC # 116 and we recommend that you, your guests, and any tenants, are familiar with the Condominiums Rules and Regulations.

GARBAGE AND RECYCLING:

There have been recent incidents of garbage being left on the front porch of homes. This is not permitted as it is unsightly and can create odours that are disturbing to other residents. If you are renting your unit, please ensure that your tenants are aware of the garbage and recycling requirements and procedures. Also, please consider posting a note inside your unit so tenants are aware of the garbage/recycling process.

During long weekends and holidays, the garbage area sees a lot of activity. We ask all residents to use courtesy when disposing of waste and do not throw garbage into the fenced in area. Please ensure that all waste is broken down and placed in the appropriate location. When the Condominium must make arrangements to dispose of large/bulky items or clean up the area, there are additional costs incurred by the Condominium and therefore may increase your monthly.



There is now a camera located at the garbage area and, any residents that do not comply with the waste requirements, will be billed back for any costs that the Condominium may incur for clean up.

Please ensure to break down any boxes that residents are disposing of. This will assist in reducing the amount of space in the containers and the need to have contractors attend. This will also assist in reducing costs that the Condominium incurs for the added return visits.

Below are phone numbers for local services:

Important Phone numbers

Emergency (Police, Fire, Ambulance):	911
Police - Non Emergency:	519-599-6644 ext.2
Hospital Collingwood:	705-445-2550
Hydro Service:	1-888-664-9376
Natural Gas:	1-888-774-3111
Roads Emergency:	226-665-1640
Waste Water Emergency:	705-446-5041
Water Emergency:	226-665-0707
By-Law Emergency:	519-599-3131 ext.249

Property Manager:

Pro Guard Property Management: 705-445-6383
(after hours, please use the same number)

Board of Directors:

Domenic Casale
Tracey Peake

Renting Your Home?

Under the Condominium requirements, all Owners must notify the property management office when you are renting your home. Please ensure that the management office has contact information for any rental agency that you have looking after your home.

Front Entrances & Snow Removal

All items should be removed from the front entrances in order to assist in snow removal. This includes planters and decorations that may impact shoveling of snow around your front door. Please also ensure that snow on decks and patios is to be kept a minimum of 2 feet away from all door openings: sliders/man doors.

If you have any concerns with respect to the snow removal, please send your concerns in writing to the management office so we can address any issues that arise as soon as possible.



FIRE SAFETY/PREVENTION

We ask that you take the time to inspect your smoke detectors and have them replaced if they have expired. Note that there are severe fines by the Fire Department for non-compliance of this fire code requirement.

We would also like to remind everyone of the following fire safety tips:

- Batteries should be changed in all smoke detectors every six months.
- Do not store gasoline or other volatile liquids in your unit.
- Ensure that your fire extinguishers are in working order.
- Do not leave Christmas lights burning on an unattended natural tree.

WINTER REMINDERS

If you are going to be absent from your unit for any longer than **24 hours**, it is recommended that you set your heat at a minimum of 15 degrees Celsius (60 degrees Fahrenheit).

If you will be absent any longer than **48 hours** you should turn your water off and leave your taps open in order for the line to drain completely as well as leaving the cupboard doors open to allow the heat in.



Homeowner insurance coverage generally requires that there be someone checking your home in your absence. Pro Guard Management offers, to Condominium homeowners, a ***“Home Check Service.”*** This service includes regular interval inspections of the home to ensure there are no water leaks, temperatures are maintained, and there are no other deficiencies inside the home.

Should you wish to take advantage of this service offered by Pro Guard Management or have any inquiries regarding this service, please feel free to contact the management office by phone at: 705-445-6383 or by email at: pgm@proguardmgmt.com

PETS:

Please remember that pet owners are required to STOOP and SCOOP. This is not just a courtesy, but a requirement under the Town of Blue Mountains By-laws. The bylaws note the following requirements:

- Pets must be ON A LEASH at all times while outside the unit, and they may not be tied to any part of the common elements.
- PROMPT CLEAN-UP after pets is a must even within individual properties at each home.
- Barking dogs can be disturbing and upsetting to your neighbours. Please ensure that your dogs are not left to bark that could cause a noise disturbance to others.



We ask all pet owners to use courtesy when walking their pet throughout our community.

If you have tenants, we ask that you remind them of these reminders and tips.

Thank you for your co-operation in keeping 171 Snowbridge a clean and beautiful property!

WISHING EVERYONE A SAFE AND HAPPY NEW YEAR!



CONTACT INFORMATION

Pro Guard Property Management Office:

Hours: MON. - FRI. 9:00 AM – 5:00 PM

Phone: 705-445-6383

Email: pgm@proguardmgmt.com

Mailing and Office Address:

391 First Street, Suite 301

Collingwood, ON L9Y 1B3

Should you have any concerns after office hours, please contact 705-445-6383 and you will be directed to the Property Manager on call.