

## YORK CONDOMINIUM CORPORATION NO. 204

### FALL/WINTER 2022-2023

We wish to remind everyone that your Board of Directors is responsible for maintaining, preserving, and enhancing the common assets of the Corporation. In this regard, the Board depends upon the advice of experts in various fields of condominium property management. Such experts include, but are not limited to, our Management Company, Attorneys, Landscapers, Insurance Specialists, Engineers, etc. When making decisions regarding our Community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible.

Please be reminded that should you have any questions, concerns, or requests regarding the Corporation or your unit, **your first point of contact should always be PAT D'ELIA at GPM PROPERTY MANAGEMENT Inc.** Pat has up-to-date information concerning repairs, requests and other matters concerning YCC 204. He co-ordinates receipt of homeowners' requests and work orders with contractors. Pat reports to the Board regularly, and often, daily. The Board meets monthly to discuss matters concerning the Corporation and matters concerning a specific unit or unit owner requests.



**Pat can be reached at:**



**GPM Property Management Inc. 242 Applewood Crescent, Unit 5 Concord Ontario  
L4K 4E5**

**Pat D'Elia, Property Manager Tel. No. 905-669-0222 Email:  
[pdelia@gpmmanagement.com](mailto:pdelia@gpmmanagement.com)**

**EMERGENCIES** requiring the services of Police, Fire or Ambulance should be directed to **911**. Do not call Pat or any member of your Board of Directors in the event of such emergency.

For **after hour issues**, **OTHER THAN 911 Emergencies**, please be reminded that **GPM Property Management** has an emergency response system in place for emergencies. **The Emergency Number is 905-669-0222.**

## PROPERTY UPDATES:

### CLEANING OF EAVESTROUGHS

Clearing of debris from the eavestroughs has **recently** been completed by L & M Aluminum.

### MASONRY REPLACEMENT AND REPAIR

**Through** the summer and fall, Trigard completed repairs and replacement of brick and mortar around the complex.

### CHIMNEY FLUES AND CAPS

Trigard has completed **all necessary** replacements on chimney flues and caps around the complex.

### TREE PRUNNING & FENCE REPAIRS

Codam has completed tree pruning and fence repairs throughout the complex during this past summer.

## A FEW IMPORTANT REMINDERS:

We remind everyone, **if** you have not already done so, please ensure:



1. That all **outdoor water taps** have been shut off and drained to avoid freezing. Frozen water left in the lines can cause pipes to burst. Such instances can cause a substantial amount of damage to your unit and other units. The cost to repair a burst pipe on an emergency basis is costly and **is at the homeowner's expense**.



2. **GARBAGE** To reduce the risk of wind-blown garbage all over the complex, **DO NOT** overfill the contents of your **blue bins**, **green bins**, and **garbage bins** - **PACK** your items **IN** or if necessary, purchase additional bins. This is our home and our community. Let's be mindful and respectful. If you have garbage, toss it where it belongs not on our roadways or lawns. If you see garbage on the roadway or by your unit, pick it up.
3. **SPEED** **The speed limit in the complex is 5 km/hour**. Please always adhere to the speed limit for the safety of everyone.



4. **PETS**

Dogs, large or small, should always be on leashes. Please remember to pick up after your pet. Whether you're in the complex or outside of the complex, **please respect others and scoop the poop** – it's the law.



5. **FIRE ROUTES AND PARKING**

This applies to all homeowners and visitors...**fire routes** are not to be used as a parking spot at any given time. Fire routes include all roadway areas other than your driveway and the visitors' parking lots. There is no parking on the curb area of your unit or in the pathways. **Emergency crew need access to the full roadway in the event of an Emergency.**

6. **NEIGHBOURHOOD SAFETY**

We wish to remind all homeowners that if at any time you see or are concerned about suspicious activity on our premises, please call York Regional Police at **1-866-876-5423** or by email at: or [bylaw@vaughan.ca](mailto:bylaw@vaughan.ca) or report it online at: <https://www.yrp.ca/en/online-reporting/Report-a-Crime.asp>

**Of course, if the nature is an Emergency, call 911.**



In addition, with the upcoming blast of winter, we need to ensure the roadways are fully clear of snow and ice. **Our snow removal company requires access to the entire roadway to ensure it is properly maintained during the winter months. As in the past years, we have secured two parking spots next to the pool house for our snow removal company to place the snow. Please respect the chained area and DO NOT PARK in those spots.**

A reminder to everyone that **Commercial Vehicles ARE NOT** to be parked in any of the visitors' parking spots. Any unauthorized and/or commercial vehicles that are parked in the visitors' parking will continue to be ticketed and/or towed from the property and **all charges will be at the homeowner's expense.**

If you have not already done so, **we remind all homeowners to give GPM Management / Pat D'Elia the particulars regarding all the vehicles belonging to your home unit i.e., colour, make, year and license plate.**

**We would like to wish you and your families a Healthy,  
Happy, Safe, and Prosperous Holiday Season!**

**Sincerely, Your Board of Directors**

Rose Haggarty	Unit 22
Rose Capito-Rizzo	Unit 28
Josie Paoella	Unit 31
Cathy Caruso	Unit 33
Adriano DiNardo	Unit 46



Happy  
Holidays