

**YORK CONDOMINIUM CORPORATION NO. 204**  
**SPRING/SUMMER 2022 NEWSLETTER**



**IMPORTANT MESSAGE FROM YOUR BOARD OF DIRECTORS**

The warm weather has arrived, most of our restrictions have now been lifted and we are finally able to return to almost pre-COVID activities. Be reminded, however, that while we may all be vaccinated and our numbers appear to have gotten better, COVID still lives among us.

It is strongly recommended that we continue to be vigilant and take the necessary safety measures when required. Please be reminded to wash your hands regularly, wear masks where and as needed and isolate when feeling ill.

Be respectful to those who choose to wear their mask and equally be respectful to those who do not.

With that said, we would like to welcome all homeowners, both old and new, back to the great outdoors. We can put the cold winter weather behind us as we welcome the hot hazy days of summer.

A few reminders to all homeowners:

**ENHANCEMENTS TO EXCLUSIVE USE AREAS**

This is the season where we're inclined to spend more time outdoors, lounging on our patio, grilling and entertaining guests. For those homeowners who wish to make enhancements to their exclusive use areas, please contact Pat at GPM Property Management prior to making any alterations in your front or rear exclusive use area.

**POOL OPENING AND FACILITIES**

We are happy to announce the re-opening of our community pool. We are expecting the pool to be open in time for the Canada Day weekend. Attached to this newsletter is a copy of the Pool Rules. Please review the Pool Rules and ensure all members of your household and any guests agree to adhere to these rules. Consequences for not following Pool Rules can result in loss of pool privileges or complete pool closure.

We are required to adhere to City of Vaughan standards. On occasion, and at any time, our pool may be inspected, without notice, by the Ministry of Health. The Ministry of Health has the ability to mandate a pool closure if we do not adhere to the minimum standards.

Homeowners can not enter the pool area without purchasing a pool key. One pool key per household will be issued at a refundable cost of \$75. The \$75 fee will be returned only when

the pool key is returned (i.e. sale of unit). If you're a new homeowner and have not purchased a pool key, please contact Pat at GPM Property Management.

### ANNUAL GENERAL MEETING

Once again, we will be hosting a "Virtual" Annual General Meeting. Information regarding our AGM will be delivered under separate cover to all homeowners. Two board positions will be up for election. Any person who is interested in running for any one of these positions must contact Pat at GPM Property Management.

### ILLEGAL ACTIVITY

We wish to remind every homeowner to be mindful of the activity surrounding your unit and the complex. There is no room for suspicious activity. If you suspect illegal activity, call 911. We must all do our part to keep our surroundings safe. Don't be afraid to speak up because you could save a life. You can also report suspicious activity through the York Region Police website at: <https://www.yrp.ca/en/about/contact-us.asp>.

### GARBAGE

Garbage belongs in trash cans. If you have garbage, toss it where it belongs NOT on the pavement, lawns, or from your vehicle onto the parking areas for somebody else to deal with. Be respectful of our community and of each other. If you see garbage, pick it up. Equally, on garbage and recycling days. **PLEASE ENSURE YOUR GARBAGE/BLUE BOX IS SECURED SO IT DOES NOT BLOW AWAY AND LITTER THE COMPLEX.**

### CONTROL YOUR SPEED

Now that more people are out and about, we must ensure to keep our roadways safe. Management continues to receive complaints about excessive speed. As homeowners, you and your guests must be aware of your surroundings when driving in and out of the complex. There are many young families among us who have very small children. **The speed limit in the complex is 5km.** It is put in place for a reason – Our Safety.

### VISITORS PARKING/ PARKING IN FIRE ROUTES

There is parking available at the North and South ends of the complex.

The Board has retained the services of Authorized Parking Inc. to issue tickets and/or tow illegally parked commercial vehicles, and to issue tickets and/or tow any vehicles parked in the Fire routes or vehicles parked in the "Handicap" spots that do not have a valid sticker.

Commercial vehicles include construction vehicles of any kind and Fire routes are designated as the common roadways. Furthermore, only those with a visible "handicap" sticker are able to park in the spots marked "Handicap".

The City of Vaughan's Parking Enforcement services ticket infractions in handicap spots and fire routes. Please use your discretion if contacting the City of Vaughan's Parking Enforcement. This policy will be strictly enforced by the City of Vaughan.

## **LOITERING**

We remind all homeowners that loitering is not tolerated and will be dealt with in the appropriate manner.

## **OPEN FIRES**

During the summer months, we know that enjoying the warmer weather is a given. But we still need to adhere to safety guidelines and by-laws. Please refrain from having open fires on the property. Given the number of trees and the proximity of our homes, things can get out of control very quickly.

Please see the City of Vaughan By-Law below with regards to open fires:

[https://www.vaughan.ca/cityhall/by\\_laws/Bylaws/50-94.pdf](https://www.vaughan.ca/cityhall/by_laws/Bylaws/50-94.pdf)

## **PETS**

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** and place it the appropriate trash cans.

## **INFORMATION ABOUT MANAGEMENT AND THE BOARD OF DIRECTORS**

### **Our Property Manager is:**

GPM Management Inc.  
242 Applewood Cres.  
Concord Ontario L4K 4E5

**Pat Delia**  
Property Manager

Tel. No. **905-669-0222**

Email:

[\*\*pdelia@gpmmanagement.com\*\*](mailto:pdelia@gpmmanagement.com)

### **Board of Directors:**

Rose Haggarty (Unit 22)- President  
Josie Paoletta (Unit 31) -Treasurer  
Rose Capito Rizzo (Unit 28)-Vice President  
Cathy Caruso (Unit 33) -Secretary  
Adriano DiNardo (Unit 46)-Director

**Any questions, concerns or requests regarding the Corporation or regarding a specific unit or unit owner, should always be directed to Pat Delia.** Pat reports to your Board of Directors regularly and at times, daily. Your Board of Directors meet monthly to discuss matters concerning the Corporation, a specific unit or unit owner.

**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**, please be reminded GPM Property Management has an emergency response system in place in order to respond to appropriate emergencies.

The Emergency Number is 905-669-0222.

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We wish you all good health and hope to virtually see you at our upcoming Annual General Meeting.

## STAY HEALTHY – STAY SAFE



Best,  
Board of Directors on behalf of YCC 204.