

MIMICO MONTHLY

From the Office

April 2023



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Zada Jaffe – **President**
Kelly Glover **Vice President**
Jennifer Hawkins – **Treasurer**
Tetiana Shcherbai – **Secretary**
Charlene Malcolm – **Director**
Cherie Du – **Director**
Ewa Godzinska – **Director**



HOW TO REACH US

Office Phone: 416-255-1807

Email: manager@mimico-cooperative.org

Maintenance staff & After Hours On-call:
416-524-1807



Office Hours

Office protocol – By appointments only. This is a reminder that staff are in the office Monday to Thursday from 9am to 4:30pm and Fridays 9am to 1pm. You can book an appointment Monday to Thursday between 10am and 4pm, We will update you of any change.

Housing Charge Reminder

Please be reminded that under section. 4.6 of the Housing Charge Payment & Arrears By-law your housing charge is. due by end of day on the first business day of each month a late fee of \$20 will be applied.



Celebrate Diversity Month

April is Diversity Month, a time to recognize and celebrate other cultures. This month is time to recognize the diversity in our community.

Think Security – Be Security

All entrance/exit doors must always remain locked. Please do not obstruct doors. Do not open door for strangers. Pay attention to your surroundings. If it does not seem right, call the police first and then inform the On-call person if it is outside of office hours. Please assist the on-call in any way you can. **The number to call police - 416-808-2222**





Upcoming Board Election

As per co-op; bylaw #43 the board consists of nine directors, however for the past several years we have been functioning with only 7 directors.

At the AGM this coming May, the members will need to fill seven board vacancies, or look at another alternative. So, if you feel you have what it takes to contribute to your co-op community, please consider joining the board.

A good director is first a good member.

- ✓ **Pay housing charge in full and on time.**
- ✓ **Not bankrupt, over 18 years of age**
- ✓ **Act and live co-operatively by the co-op's by-laws/rules and policies.**
- ✓ **Keep their unit in good condition.**
- ✓ **Attend meetings.**
- ✓ **Get involved in the co-op community.**

Spring has Sprung.



The sun is (trying to) shining, the birds are chirping, a sure sign that spring is near.

A few reminders:

- Town homes and ground floor units, please start considering cleaning up your yards.
- Volunteers needed to organize & help with cleanup of the co-op grounds.
- Volunteers are needed to help with the gardens around the property, planting, watering, etc.

Upcoming Unit Inspections

Unit inspections have not been conducted since 2020 due to the COVID-19 Pandemic. Please take note inspections will begin the week of April 24th and throughout the month of May.



LAUNDRY ROOM

a). Machines

If a machine does not work, please unplug, and call for service at 1-800-561-1972 asap.

b). Clothing left in Room.

Do not leave your laundry unattended for hours or overnight. Please pay attention to timing on the machines and return to claim your laundry at the end of the cycle. We cannot leave loads of clothing in the room indefinitely. Clothes not claimed after two days will be disposed of. Also, please clean the machine after each use.

Townhouse Hot Water Tanks & Water Heaters – Not for Storage

Please do not store items on the tank/heating system. If you notice a problem with your water tank, please call maintenance at **416-524-1807** right away.

A Few Reminders from Toronto Fire Services

Underground Parking Garage

The parking garage must not be used for storage. Absolutely no combustible materials. Vehicle related parts such as spare **(no more than 4 tires)** tires are allowed.

Unit Doors

Please do not install any material around the door or locking devices that will prevent the door from self-closing.

Plant Removal from the 3/4 & 5/6 Lobby Area

During our Annual Fire Prevention inspection from Toronto Fire, we were told that the plants were a fire hazard and had to be removed. Several members have voiced their dislike for how the space looks now. A painting was donated by a member on the 3 /4 that will be hung soon. This means we will need to do something similar for the 5/6 space.

Surface Parking

Members with paid parking underground must not park on the surface. Surface parking is for your visitors, members paying for surface parking, co-op staff and Bellwoods staff. Staff will be calling parking control to ticket vehicles with underground parking if we notice them in surface parking.



Pets

Always have your pets on a leash when in the common area or on the exterior grounds of the co-op. If your pet makes a mess, please clean it up or call Maintenance/On-call if you need cleaning material. Remember only one dog & two indoors cats per unit.

Always check your Pet By-law or call the office prior to getting a dog, to ensure you are not getting a pet, that is against the Pet By-law.



Pest Control

Please, at the first sign of an issue, you must call the office and complete a work order. immediately. Prevention is always best.

Secondhand Smoke

This topic has been an ongoing issue for many years. And until a resolution is found, we ask members to be mindful of each other's concerns on this topic. For those who smoke cigarettes and/or marijuana in their units, please be mindful of the folks who are not smokers and may have health and other breathing issues. You may consider investing in an Air Purifier to assist in minimizing the smell going into other units and the common area.

The odor of marijuana is excessively strong at times and is disturbing the enjoyment of others in their units.

Please refrain from smoking in **ANY** of the common areas of the building as this is in violation of City of Toronto and Co-op By-laws. And always smoke at least 9 meters from any entrance or exit.

Smoking in the Stairwells

There are people smoking in the stairwells and leaving a mess behind. If smoking is not allowed in your units, please remind your household and your guests to take the smoking outdoors. Remember the common area is an extension of your unit, so please help us to keep it clean.

Energy Efficiency towards Greener Co-ops

The co-op recently adopted the CHF Canada Environmental Sustainability Policy. The focus is to start the conversation and engage our members in participating in this important step for a greener co-op. We are hoping to have members on board to review the policy and refine it to Mimico Co-op goals. There are many ways members can help in reaching our goals for a greener co-op and in the coming months there will be materials & information on this topic.



Earth Day 2023 – ‘Invest in Our Planet’

April 22 is Earth Day, and we all need to invest in our planet to improve our environment for a greener, better, and safer future.

There are many ways we can be a part of the change and one of those ways is to reduce your plastic consumption. Plastic consumption is one of the most important problems we face in today's world. Let us work to reduce plastic pollution. Make a plan this Earth Day by using www.earthday.org plastic calculator. Learn about The End of Plastic Pollution campaign.



Noise Disturbance

The office continuously receives noise complaints from various units throughout the building. Members are reminded to always consider your neighbours, especially at nights, when folks are trying to settle in. If you notice your bathroom fan is very loud, please complete a work order, if the toilet constantly runs, please complete a work order, etc. Always remember you have neighbor's living around you, so pay attention to music/TV level. Try not to carry out any repairs too late at nights.

On-Call Duties and Responsibilities

On-Call staff are responsible for always dealing with emergencies when the Co-op staff are not available.

Examples of emergency that would require action by On-Call staff include:

- a) fire or gas leak
- b) loss of essential services such as heat, hydro, and water
- c) elevator breakdown
- d) major plumbing failure
- e) a breakdown that would cause further expense and damage if not fixed immediately (e.g., water penetration through ceiling or walls).

Specific duties and responsibilities are as follows:

- ✓ carry out emergency and other On-call responsibilities as outlined.
- ✓ complete daily Walk Through and record it every evening.
- ✓ respond to calls from members regarding maintenance emergencies.
- ✓ contact trades people for emergency repairs.
- ✓ respond to elevator and/or fire panel alarms.
- ✓ check front lobby, laundry room, elevators.
- ✓ put elevator on service for move-outs/move-ins.
- ✓ check recycle shed and clean up loose paper, cut down cardboard if necessary and put in bins.
- ✓ Rec. Room bookings - open and close door for events, check room before and after event.
- ✓ Clean up any mess they see or are notified of, communicate with Maintenance/Office Staff if any follow-up is required.
- ✓ distribute flyers and assist committees as required.

Do not call On-call for:

- Noise disturbance
 - Please call or send an email to the office.
 - Politely knock on your neighbor's door and talk with them if you feel comfortable doing so.
 - Call the police if you feel concerns for someone's safety.



Community Building

Participation verses Community Building

Consider this when thinking about participation.

Participation

- Obey the by-laws.
- Pay your housing charge on time.
- Attend member meetings & vote.
- Do not prevent or discourage others from helping to build or maintain the community.

Building the Community

- Sitting on the board or committees
- Attending social events
- Help to run an event
- Help to set up/put away chairs/tables after an event
- Help a neighbor.
- Smile & say hi.
- Movie night on the lawn
- Clean up a mess you did not make.
- Encourage others to help build the community.
- Being a good neighbor
- Say “thank you.”
- Being a happy positive member
- Help to take care of the flower beds.



Co-op Events

Mondays at 2pm – Join Marie in the rec room for low impact dancercise.

Thanks
Management

