

>>> NEWSLETTER <<<



CRAIGLEITH SHORES

SPRING 2023



What's inside

Board of Directors
Lawn Care & Snow Removal
Corporation Condo
Swimming Pool
Outdoor Lighting
Vehicles & Parking
Gardens
Owner Porches & Decks
Rodents
Garbage & Recycling
Bikes & Boats

BOARD OF DIRECTORS

Rob Bayley
Bruce Carroll
Ron Stitt
Carlos Guio
Barb Weeden

bod@craigleithshores.ca

>>> The Board members have met regularly over the winter months to deal with on-going and outstanding projects. Many decisions that affect the corporation's long term viability and sustainability have been at the heart of the conversations. A lot of projects had to be on hold until the spring and many jobs were delayed due to weather or supply shortages. That being said we've had the roof fixed, new lights, painting of the entrances and exits and a new landing installed. The Board was able to meet and do a walk around in April with STS and local contractors. The first 6 months have been a learning experience with lots of challenges but the group is committed to fulfilling the long and short term goals of the corporation.



QUOTES FOR SERVICES

- ARBORIST - TREE REMOVAL
- LAWN CARE & SNOW REMOVAL
- CLEANING SERVICE

**The fireplace in the lobby and
the sauna have been fixed !**

You will see trees marked with orange and blue ribbons around the property. Trees that pose a safety risk in the future will be removed and some trees just need trimming.

The Board was able to raise concerns and address issues from last summer and winter care. The landscaping service has been given time to adapt to our needs and wishes.

A cleaning service has been hired to do the inside cleaning of the complex. Each month they will do deep cleaning of certain areas like cleaning windows and laundry rooms.

CRAIGLEITH SHORES UPDATES

>>> RENTAL UNIT

Ivan, who also went by the name Alex, has moved out of the condo that the corporation owns. Renovations are being done to the unit and we hope to have it rented out by July 1st. We reviewed a number of quotes from local contractors and work is currently underway. Financing for this will not adversely impact the reserve fund as a low cost loan has been secured for this purpose. The upgrades will enable the corporation to have a more favorable rental income going forwards. Please excuse any noise or temporary construction materials while the unit renovations are completed.

SHORE TO SLOPE (STS) PROPERTY MANAGEMENT

It seemed to take months to get files and banking information in order. Gary Kennedy who is the owner of STS, has tried to be on site in the office to meet owners and help solve some challenges. It is essential that you update STS with your contact information. If you rent your unit please ensure STS has their contact information as well. We still do not have an accurate account of who LIVES in the building - essential for emergencies!
admin@slopetoshore.com

TRUNK SALE

SATURDAY MAY 27TH

8:00 AM TO NOON

Register by May 24th

bmw2210@rogers.com



>>> SWIMMING POOL UPDATE

The pool construction was scheduled to start May 1st. Unfortunately, prior to that date we had 2-3 weeks of steady rainfall. This put the company really behind in their pool openings. We hope the work will start soon so the pool can still be opened in July.

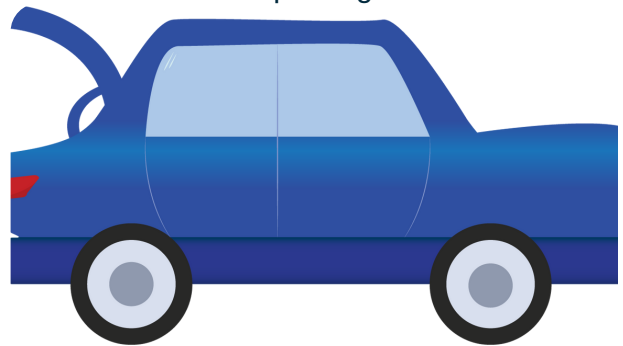
>>> OUTDOOR LIGHTING UPDATE

The new front entrance light posts have been installed. We hope this will provide better guidance at night time to get into the parking lot. We are still waiting for a lighting unit that is on back order for the East Tower. That should be installed soon.

>>> VEHICLES & PARKING

All vehicles must be registered with our Property Management Company STS. Owners and renters must provide their vehicle information on the form provided on the website. There will be new signage posted over the upcoming months. We hope to issue owners a vehicle pass and extra's for visitors and/or renters. Any non-registered vehicles will be tagged and towed at the owners expense.

We hope that new signage and parking passes will cut down on the random vehicles parking in our lots.



CRAIGLEITH SHORES

Visitor Parking Lot

What ever you can fit in your trunk! and a table!

OUTDOOR UPDATES

BIKES AND BOATS AND BOARDS

All bikes are to be stored in the bike shed by the pool or in one of the bike racks outside. Bikes need to have a label or tag with the owner's unit number displayed on them by July 1st. Any bikes not labelled will be given away to charity. Bikes are not to be stored on porches or decks overnight. One of the projects on the horizon is to renovate the "pump house" into a dry storage for bikes. All boats, kayaks/canoes, stand-up-paddle boards and surf boards must be stored on the outdoor racks and not on the decks or porches of your condo.

GARDENING/LANDSCAPING PLAN

One of the long term plans is to create a landscape plan for the property. This would include a plan for consistent garden boxes, planting of trees where trees have been removed and a social area with a fire pit. A gardening plan for the front of the building is in the works for this spring.

BIRD FEEDERS

Last fall there was some challenges with rodents outside the building. In order to gain control, there cannot be any bird feeders or any food outside that would entice these visitors to stick around. Thank you for your cooperation. If you see any unwanted rodents, please notify STS and the Board as soon as possible.

GARBAGE AND

RECYCLING

This is a reminder that only household garbage should be put in the garbage dumpster. Nothing should be left on the ground outside of the container. Any other waste should be taken to the local landfill site. Check the Town of the Blue Mountains website for times & location. Please do not leave recycling items on the ground if the bins are full. We have explored having a compost bin but at this time it is not feasible.

DECKS AND PORCHES

The only items that should be stored on your porches or decks is seasonal items. Please be reminded that there should not be any items screwed into the walls, doors, or wood framing. Nothing should be hung from or over the railings like towels and clothing. The Property Manager will be inspecting balconies and decks throughout the summer. For everyone's safety and for the common interest of the community, please ensure you're abiding by the corporations's policies, rules and regulations. Thank you!

RENTAL UNITS

It is imperative that owners communicate the rules & regulations to their renters. An updated list of corporation regulations will be hung in the laundry rooms and front entrance as reminders. If you have a long-term renter, please forward their contact info to STS and the Board so they can be added to the communication list. We have to know who lives in the building. Rentals cannot be less than 30 days. Do your renters have insurance? This is a must have!

RENOVATIONS

If you are planning to do any renovations to your condo, you must complete the renovations form on the STS website. Any renovations you want to make to your common area must be approved in writing by the Board.

**NEXT OWNER MEETING & SOCIAL
SUNDAY JUNE 11 FROM 1 TO 3 PM**