



151 Randall St
Oakville, Ontario L6J 1P5
Canada

905.842.1429
Toll Free 1.866.842.1766

centralerin.com

A Message from the Board

2020



CONTACTS

Main Office
905-42-1429

Property Management Team

Carmen Puopolo
Malou Herbuela
128garden@centralerin.com

After Hours Emergency

905-842-1429
(Press 1 when prompted)

Board of Directors

Carolann Malenfant
Jim Malenfant
Gary Brown

Visitors Parking Permits (2am-6am)

Tel: 416-410-4850
www.securityadvisorsgroup.com

Condo Forms/Status Certificates

<http://www.128garden.com>



2020 Events

HSCC #632 128 Garden Drive	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Window Cleaning					✓							
Carpet Cleaning										TBD		
Power-washing Underground Garage						✓						
Exterior Spring Clean Up				✓								
Irrigation System - Start-up/Shut-down					✓					✓		
Bulk-Bin Garbage Collection						✓				✓		
Board Meetings	21	18	24	21	19	23	21	18	22	20	24	22
Annual General Meeting										TBD		
Receipt of Financials for Corporation										✓		
Snow Removal Contract Commences											✓	
Fiscal Year End of Corporation					31st							
Budget set for upcoming year				✓								
Monthly Fire Alarm Test	-	4	3	7	5	2	7	4	1	6	3	1
Quarterly Fire Drill												

In-suite:

Annual Fire Alarm Testing (In-Suite)	31											
Door closer testing (9 - 12)	28	27	30	27	28	29	30	27	28	29	26	10
In-suite HVAC maintenance											TBD	

PROTOCOLS / PROCEDURES / RULES / REMINDERS

- ✓ Noise complaints may lead to dispatching of security officers and costs charged back to the unit owners. Residents are encouraged to report any suspected violence or abuse to the Police, as well as enforcement of Oakville By-Laws;
- ✓ Owners are responsible to abate the noise in their unit, even if tenanted. If the Board confirms the noise complaint, a variety of remedies could be requested to ensure other residents can enjoy quiet enjoyment of their unit, including but not limited to installation of carpeting/area rugs and underlay.
- ✓ Please ensure you are not parking in other's privately owned spots. The owner of these spots may call the Town of Oakville to have the vehicle tagged and towed at the offender's expense;
- ✓ Please contact Management to obtain proper waste disposal protocol.
- ✓ If you plan on doing renovations in your unit, check with Management first if Board's permission is required.
- ✓ Smoking is NOT permitted anywhere on common elements, including but not limited to balconies and patios.
- ✓ Please keep dogs off the lawns & clean up after your pet inside and outside.