

Clintwood Non-Profit Housing Co-operative
1978 Victoria Park Ave., Unit 12
Scarborough, Ontario
M1R 1T9

Upcoming Events for October

Mon, October 12th **THANKSGIVING MONDAY – office closed**

Mon, October 26th **Board of Directors** **7:00 pm**
Office

Sat, October 31st **CLOCKS TURN BACK 1 hour**

Things to Remember

HOUSING CHARGE PAYMENTS: Housing charges are due in the office no later than noon on October 1st, 2020 (Occupancy By-law, By-law # 16 section 3.3 (a)).

We are back to charging late fees for anyone that has not made arrangements with the office as to when housing charge payments will be in. This means that members **MUST** notify the office prior to September 1st explaining why their payment is late and when it can be expected.

MEMBER PARKING: Effective immediately, any vehicle that is parked in a member's spot without a parking tag, security will no longer be putting warning tickets on the vehicle but will report the car to the office. The office will then apply the co-op's Parking By-law (By-law No. 21) fines as stated. (see attached portions of the Parking By-law (By-law No. 21)

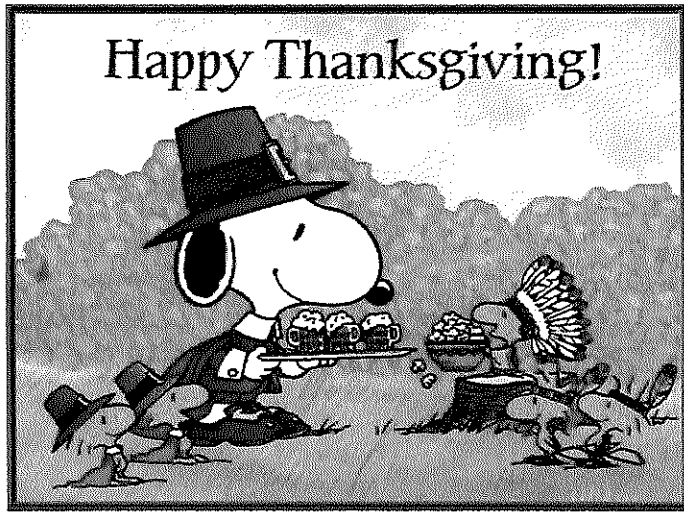
VISITOR PARKING: Please note, if you need to register a visitor's car for parking, the website to use is security@thechaosgroup.ca The initial website is no longer being used. Please remember to get them registered by 12 midnight.

SMOKE/FIRE ALARM TESTING: The annual fire alarm testing will be taking place on Monday, October 5th and Tuesday, October 6th. Due to COVID 19, the procedure will be a little different. You will be receiving a separate notice explaining everything. Please remember that this is a mandatory testing under the Fire Code. Let's work together to get this completed quickly and painlessly.

OFFICE CLOSED: Please remember that the office will be closed on Monday, October 12th for Thanksgiving.

EXTERIOR HOSES: After the long weekend, the exterior hoses will be removed and placed downstairs; this means the water will also be turned off. If you have any attachments on the hoses, please remove them before the weekend. Now is a good time to turn off your outside water and if you need assistance, contact the office.

OFFICE HOURS: As you already know, the office is closed to members unless you make an appointment. Sometimes getting an appointment may be difficult because of having to do my regular work so it is always better to put your concerns in an email which I can answer fairly quickly. We are available to you via the phone at 416-391-4233 – if you call please leave a message because we do not search the missed calls; or email at office@clintwood.ca



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Article 1: Purpose of this by-law

The purpose of this by-law is to make clear the co-op's rules on parking and operation of vehicles on co-op property. To ensure that available parking spaces are allocated fairly and that member's parking privileges are upheld, according to this by-law. The following rules and regulations on vehicle control apply to members and their guests. Further, this by-law will ensure that the rights to available visitor's parking are not abused.

For the purposes of this by-law, the term MEMBER is considered to refer to any person who has been accepted as a member or long-term guest of the co-operative by the board of directors.

Article 2: Administration Procedures and penalties

2.1 The office has the right to impose penalties on members for the violations of the by-law without being required to representations from the members. The procedure will be:

- There will be no written warning;
- * ➤ In the case of a violation, a \$50.00 fine will be imposed on the member; a second violation will receive a \$100.00 fine on the member and will be collectable in the same manner as housing charges;
- If there is a subsequent violation, the member will lose the privilege of having a parking spot and will receive a letter stipulating that the parking charge will no longer be accepted from them and they will have one week to remove their vehicle or it will be towed at their cost;
- All violations become part of the members' file. Appeals regarding any warning or fine may be appealed, in writing to the Board of Directors within 14 days of the date of any notice;
- No further appeals after this process is completed.

Article 3: Member Parking

3.1 Each unit is entitled to one (1) spot which will be assigned by the office. If a second spot is requested, and is available, that spot will be given at a cost of \$30.00 (current charge). If you currently have a 3rd. spot, that spot will be at a cost of \$60.00 (double the current charge). Anyone who has three or more spots at the time that this by-law is approved will be able to keep them with the currently registered license plate and car information. No new third spots will be given out. If a new vehicle is obtained, that new vehicle will not be "grandfathered" in with this by-law. **N.B.** if there are not enough parking spots available, people with a spot and no car OR a third spot, the member will be asked to hand in the third spot. The two spots currently used by 1974-6 & 9 are to be grandfathered so they may keep their spot. Should they move out, the spot is no longer grandfathered.

3.6 Members are required to store all recreational vehicles including all sized boats and trailers, and any vehicles that are not roadworthy or do not have a valid licence plate, elsewhere. They cannot be stored anywhere on co-op property, including unit patios.

3.7 Members MUST display, and have visible, the parking permits provided by the co-op; if not, this is a fineable offence (see article 2).

Article 4: Additional parking spots

4.1 Any other parking spot other than a primary spot is considered a privilege. The parking committee may ask the board of directors to revoke this privilege in any case where members have violated this by-law.

4.2 A member must own the additional vehicle, and provide documentation if requested in order to be placed on the waiting list for an additional parking spot.

4.3 a) A person must be a member of the co-operative in order to be eligible for an additional parking spot when available.

b) Exception to 4.3 a) may be permitted by the parking committee only where a member requests in writing for an additional parking spot for a family member, personal support worker, or long term guest who was approved by the board.

c) The member is responsible to ensure that guests abide by the parking by-law, and that the guest's parking fee shall be assigned to the member's housing charges.

4.4 If a member has been granted an additional parking spot and for any reason does not have a roadworthy licensed vehicle to park in that space, the office must be advised within 7 days, and the space will be given to the next member on the waiting list. No member can retain an additional parking spot for the use of their visitors, or another member in another unit.

Article 5: Parking Restrictions

5.1 Visitors, co-op employees, and contractors, may park their vehicles in designated parking spaces.

5.2 In the event of a snowfall, all members are expected to co-operate in removing vehicles from roadways and parking area to facilitate snow removal when requested by any co-op official or office staff.