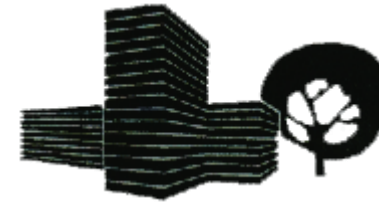


Resident Meeting



Markham Glen

The Board of Directors will be hosting a Resident Meeting on:

**Wednesday November 27th 2013 in
the Party Room at 7:00 p.m.**

All Residents are invited to attend the meeting.

This is a community meeting to share ideas on how we can make our building a great and safe place to live.

*November
Issue 2*

YCC#41 News Letter

Welcome to the newest edition of the YCC #41 Newsletter.

This newsletter will give you the latest news and information about what is going on in our community.

The Board of Directors welcome all comments and suggestions for upcoming articles in our newsletter. The easiest to contact us is by email is via the website at

<http://ycc41.com>

We hope to hear from you and look forward to your suggestions and /or comments.

Board of Directors YCC#41

Selling Your Unit?

You will require a status certificate when selling your unit. Please make arrangements with the YCC #41 Office.

What You Need to Know:

A status certificate is a legally binding document that describes the current state of both the unit and corporation. It cost \$125.00 and takes 10 working days to prepare. An inspection of the unit is also required.

Lock Boxes & Selling Your Unit

Please note, Lock Boxes used by your Realtor when selling your unit are only allowed on the front door to your unit.

Lock Boxes are not allowed on YCC #41 property (the corridors, lobbies, stairways ...etc.) as per York Condominium Corporation No. 41 Rules & Regulation (#2).

Purchasing an Additional Vehicle?

There are a limited number of parking spaces available in the underground parking garage. Please ensure you rent an additional parking space as required before purchasing a new vehicle.

What You Need to Know About Corporation vs. Owner Insurance & How It Affects Your Unit.

As per section IX subsection 3 of the Condominium's Declaration, every Unit Owner is required to have Condominium Insurance. It is your responsibility to acquired insurance that protects your personal property (i.e. furniture, clothing and personal effects stored in in lockers ...etc.), personal liability, as well as upgrades to the unit (ex. wallpaper, light fixtures...etc.).

The Condominium's insurance only covers the original construction of the unit; therefore, any and all replacement of original construction element(s) are not covered under the Condominium's insurance. Therefore you are responsible for all repairs to the upgrades that may be needed.

Please file a copy of the insurance policy with the Office.

Renovations?

Please complete a Renovations Form prior to any major repair is undertaken in your unit; Renovation Forms are available from the office. Renovations are only permitted in units during the hours of 9:00 a.m. and 8:00 p.m. (Rule #43)

Garbage from Renovations

If you are renovating your unit you must make arrangements to have your construction debris including old cabinetry, pipes, plaster, fixtures and flooring including wood or tiles removed yourself. The City of Toronto no longer allows us to put this type of material into our garbage bins. We could be fined by the City of Toronto for putting the wrong materials into either the garbage or recycling bins.