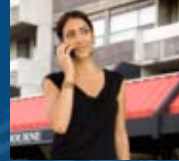




Neighbours

Spring 2007

METCAP LIVING RESIDENTS' NEWSLETTER



Spring's Warmth Gives Reason to Glow

With spring here now, people feel released. No more heavy clothes, no more hunching your shoulders to meet winter's cold winds, no more feeling housebound by the snow and low temperatures.

Opening your windows to let in lovely spring breezes is an uplifting start to the season. While spring cleaning's not to everyone's taste, it sure helps you feel like you're making a fresh start at a time when fresh starts are taking place all around us.

Even if you're not interested in spring cleaning in your home, it's going on outside your building, as crews work to clear away winter's debris. They're preparing lawns and garden beds, too: weeding, fertilizing and planting to be sure that summer finds our gardens full with a variety of flourishing flowers, shrubs and trees.

Enjoying spring's offerings can be done by simply sitting outside, soaking in warmth and thinking about nothing at all but the pleasure of fresh air. Walks around the neighbourhood might be more your speed; walking in spring is an opportunity – to catch up with people you know, to take time to see new places, to exercise.

Whatever you do to enjoy spring, you're sure to benefit from its arrival. With growth and fresh starts being the season's gifts, spring is clearly energizing.

Winter Colouring Contest



The Winter 2006 newsletter featured a winter colouring contest for MetCap children from 4 to 15 years old. Winners were:

- In the youngest age group: Mary Chen, of 65 Forest Manor Road
- In the middle age group: Jenny Zhou Zhuang Yi, of 110 Parkway Forest Drive
- In the oldest age group: Elaine Cao, of 65 Forest Manor Road

Elaine Cao, of 65 Forest Manor Road.

Congratulations to the winners! Each one received a \$200 Canadian Tire Gift Certificate. All of the submitted drawings, creative and colourful pictures of favourite winter activities, had contest judges feeling eager to get outside to enjoy winter pastimes, too! Thanks to everyone who entered.

Letter of Praise From an Appreciative Tenant

Resident Guy Paquette of 392 Sherbourne Street in Toronto believes in recognizing good work. He sent the following letter to MetCap to acknowledge the "above-and-beyond" efforts of superintendent Bogdan Savic.

To: Dorothy Parsons, Customer Service
MetCap Living Management Inc.

Subject: Recognition and praise for work well done by Bogdan

Hi. My name is Guy Paquette. I occupy apt. 506 at 392 Sherbourne St., Toronto, Ont. I know that most of the time you are probably in receipt of complaints to resolve problems. This letter is to bring to the attention of management the fact that since my tenancy here, starting back in September 2006, I have noticed how dedicated Bogdan is and how hard he works at 392 Sherbourne St. At different times, I have noticed him doing things that I consider to be above and beyond the call of duty. I know this because my parents used to be superintendents; therefore, I know what the duties of a superintendent are. Different times, I have overheard Bogdan speaking with a tenant in the elevator, in the lobby or in a hallway, and I noticed how hard he worked at ensuring that the tenant was satisfied with the way Bogdan was attempting to or going to resolve the complaint/problem. Another thing that I observed often is how often Bogdan worked late into the evening and sometimes into the night doing paperwork. I even noticed on two occasions where he actually worked 2 weeks in a row, 7 days a week with no day off.

In conclusion, please accept this letter as a gesture of appreciation for Bogdan's good work and outstanding efforts.

Your tenant,
Guy Paquette
Apt. 506 at 392 Sherbourne St., Toronto, ON M4X 1K3

In turn, we appreciate Guy's taking time to provide such positive feedback. Although good work is often noticed, it is not frequently praised in writing. Thanks, Guy, for making Bogdan's day!

Win

one of three \$200 gift certificates from Cadillac Fairview Shopping Malls!

All MetCap residents are invited to enter the Spring 2007 *Neighbours* contest. Just visit MetCap's website, at www.metcap.com, and find answers to the following questions:

1. What is MetCap's Vision?
2. Where is the maintenance request form located on the website?
3. Which buildings have outdoor pools?
4. Who are your Building Managers?
5. Where's the best place to live?

Submit your answers to your Building Manager by June 15/07, using the form overleaf. All correct submissions will be entered in a draw to be made on June 28/07.

Winners will be named in our Summer 2007 *Neighbours* newsletter.

Vesna Gets Joe's Full Attention

For Vesna, Saturday night is usually a pretty lonely time. Joe is not easily shaken from his Saturday-night hockey-watching ritual that involves the couch, two hockey games in succession and a remote control to deal with commercials. "Did you see that save?" is normally all the conversation Joe is interested in. Vesna keeps her thoughts to herself, at least until Sunday.

Normally, that is. Tonight, talking to herself really, and certainly not expecting a response from Joe, Vesna recalled a conversation she'd had with her neighbour about an easy way to make a little extra money. Actually, Vesna didn't mind keeping this one to herself; after all, extra money for a shopping trip would be very nice, and the less Joe knew about that the better!

"New curtains would look good. Maybe some cushions and a plant. This room could definitely be improved with \$200." This train-of-thought speech didn't get much of Joe's attention, until he heard "\$200." "We don't need new stuff in here, Vesna. And we're definitely not wasting 200 hard-earned dollars on it." Talk of money normally made Joe sit up, even if he didn't take his eyes off the TV.

"Well, these wouldn't be 'hard-earned dollars,' Joe. Anita told me that we could make \$200 just by referring someone to live in the building. If they're accepted as tenants, it means \$200 for us. And I've been thinking about our friends...we know a few people who'd like to live in this building." Now Joe turned from the TV to look at Vesna. "Get on the phone, Vesna! I need some new fishing tackle!" With a laugh, he turned back to his hockey.

"I can't wait for June, after the playoffs, when you might talk to me again on a Saturday night," said Vesna. Replied Joe, "Baseball time, Vesna! My couch cries out for me every Saturday night."

"Who should I call first?" wondered Vesna, as she picked up the phone.

To claim a referral bonus:

- Ensure that the applicant presents the "Choose Your Neighbour" flyer upon signing the application, not at a later date.
- You and the applicant must be present to sign the referral-cheque-request form upon completion of the application.
- The applicant must be approved before a cheque is processed.
- The referral fee for any successful application will be paid four to six weeks after the application has been processed.
- Your account must be in good standing before a referral cheque will be mailed. If your account is in arrears, the referral bonus will be applied as a credit against the amount owing.

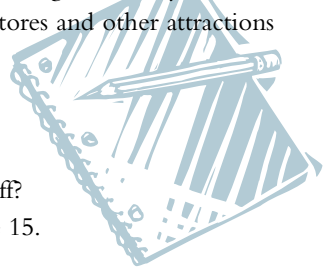
MetCap Keeps on Growing

Please join us in welcoming residents at MetCap's newest buildings:

- **390 Dawes Road** – a 244-unit building located at Danforth Avenue and Dawes Road
- **10 Macey Avenue** – an apartment building that hosts 240 units, located near Danforth Avenue and Victoria Park Avenue
- **The Pall Mall complex** – located at Yonge Street and Lawrence Avenue, near abundant local amenities, this complex includes 133 units at 3110 and 3112 Yonge Street, and 41 and 45 Lorindale Ave.

- **715 Finch Avenue West** – located at Dufferin Street and Finch Avenue West, close to the Finch subway station and many local parks and shops, this building has 85 units
- **3000 Victoria Park Avenue** – Warren Court Apartments, a complex located at Victoria Park Avenue and Finch Avenue, has 228 units, as well as an onsite daycare and an outdoor pool
- **1300 York Mills Road** – an appealing 112-unit building located steps away from shops, grocery stores, restaurants and Parkway Mall, at York Mills Road and Victoria Park Avenue
- **Islington Towers** – near Islington Avenue and Dundas Street West, these two buildings (90 Cordova, with 184 units and 1276 Islington, with 202 units) are close to Islington subway station and to many restaurants, shops, grocery stores and other attractions

MetCap Memo



POOL OPENINGS: Need to cool off? MetCap pools will be opening on June 15.

POOL SAFETY: With pools opening soon at many MetCap properties, here's a refresher on basic pool-safety practices:

- Walk slowly in the pool area. Don't run. Keep furniture and toys out of the pool area where people might trip on them.
- Children under the age of three and people who cannot swim should wear a life jacket or personal floatation device (PFD). Remember that air-filled swimming toys are not a substitute for approved PFDs.
- Swim with a friend and look out for each other.
- Don't push or jump on other swimmers.
- Don't chew gum or eat while you swim.
- Never jump or dive into a pool if you're not sure that the water is deep enough.
- Swim at a depth that is safe for you. If you're just learning to swim, stay in the shallow end.
- Never go into the pool area if the gate is closed and a lifeguard is not present.
- Wear sunscreen with a minimum of 30 SPF, and reapply it every couple of hours.

VICTORIA DAY HOLIDAY: MetCap's head office will be closed on Monday, May 21. Rental offices will be open from 12:00 to 6:00 pm, and either the building manager or superintendent at each property will be on duty, as usual.

Important Numbers:

| | |
|------------------------------|----------------|
| Fire and Medical Emergencies | 911 |
| Resident Helpline | 1.877.638.2271 |
| Security | 416.847.1177 |
| After-Hours Emergencies | 416.340.0536 |

www.metcap.com

Resident Helpline:

1-877-METCAP-1 (1-877-638-2271)



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Visit www.metcap.com and find answers to our five easy questions...you could win a \$200 Cadillac Fairview Shopping Mall gift certificate!

| | |
|------------------|---------|
| Name | Age |
| Building Address | Suite # |
| Telephone Number | |

Submit your answers to your Building Manager by June 15, 2007, draw to be made on June 28, 2007.