



Neighbours

Fall 2011

METCAP LIVING RESIDENTS' NEWSLETTER



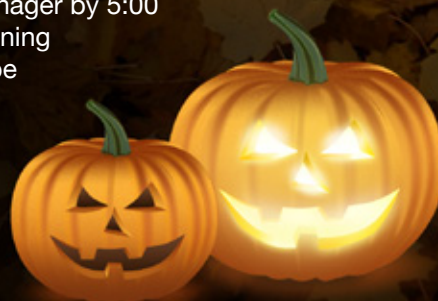
Fall Contest

Were You Be-witch-ing at Halloween? Or Spooky? Or Funny?...

Did you dress up for Halloween? If you think your costume was a real winner, well, maybe it was! Let us see what you looked like at your scariest, zaniest, cutest or most creative, and we'll be the judge.

Send a photo of yourself in this year's costume to your Resident Manager by 5:00 pm on December 23. If your costume is selected as one of the 2 winning entries, you will receive a mall gift card worth \$250! The winner will be announced in the next issue of Neighbours.

www.metcap.com



Building a Community Where You Live

Belonging to a warm and welcoming community is something that most of us value. Communities are built as people get to know and like each other, and come to care about each other.

A MetCap building is a community in itself. It can be a great one, with some effort from the people who live together within its walls. Having good neighbours in your MetCap community means that help is easy to find and security is easy to maintain. It means that people look out for one another.

Developing and sustaining a sense of community starts with getting to know your neighbours. You can do so on special occasions, when events are held in your building. Even if the purpose of the get-together doesn't match your interests, you might still benefit by joining in. Working together on an activity or doing a little casual mingling, both are perfect ways to break the ice with people in your building, to move from being strangers to acquaintances and, possibly, friends. The result? You'll feel increasingly part of – and at home in – your community, and the community itself will be stronger.



Community-building in action...

Residents at 10 Macey Avenue got together at Halloween to spread some cheer. They gave not only candies to the trick-or-treaters, but also about 50 books to young tenants. The kids weren't the only ones who had fun, though; the adults also enjoyed shelling out – and hanging out – together.

The MetCap Team Shows How It's Done

It certainly helps in building a community when people like where they live. In MetCap communities, the MetCap employees who share living space with residents work hard to ensure that the buildings and grounds they care for are clean, safe and attractive – likeable – places. This has prompted some people, as you can read below, to recommend MetCap residences to family and friends... community-building made easy!

To: MetCap Living head office

Dear Sir/Madam,

With this letter, we would like to acknowledge the relentless efforts of our management, which takes care of 1340-1350 & 1360 Danforth Road high-rise buildings, for performing their duties at the highest level possible.

Many things have been improved for good at our place, starting from newly changed hallway carpets and renovated corridor tiles to the repainted and well organized underground car parking.

Especially, we would like to extend our appreciation to Shirley for leading such a great team in this, which certainly includes 1360 building manager Kim together with her husband, and our building superintendents Erasmo and his wife Esther. Thanks to these hard-working people, every morning we see

newly cleaned surrounding areas. Having all this in mind, we have the strong desire to suggest to our friends and relatives that they become future tenants of this place.

*Sincerely,
Gocha Chachanidze and Maka Gadrani
1360 Danforth Road*



Vesna and Joe Shut Out Possible Trouble

On a recent Thursday evening, after a pleasant walk around the neighbourhood, Vesna and Joe spotted a young man loitering inside as they approached the front doors of their building. Joe continued toward the doors, but Vesna hesitated and watched the man as he lingered by the locked door. “Joe,” she said, “this doesn’t look right. Do you think he’s trying to get into the building?”

“Yeah, looks like it,” agreed Joe. “He probably forgot his keys. Or maybe a friend inside isn’t answering.” Vesna looked for a bit longer, then caught up with Joe. Just before entering the building, she asked Joe if he recognized the young man. Since neither of them did, she asked Joe to be sure not to let the stranger into the building. After he unlocked the inner door and held it open to allow Vesna to enter, Joe followed. The young man stepped over to get in behind them. “Sorry, I can’t let you in,” said Joe, as he pulled the door closed.

The next day, Vesna called the Resident Manager in their building to report the incident. Recounting the conversation to Joe, she said they had certainly done the right thing. “Seems we did everything according to instruction...without even knowing it!”

Keep in mind that if you let a stranger into your building, you might be letting in trouble. Don’t give entry to anyone you don’t know, and don’t prop doors open to allow people without keys into the building (this could be a problem in case of fire, as well).

Report loitering incidents to your Resident Manager, either at the time of the incident – if during business hours – or the following day.



260 Richmond Street East,
Suite 300
Toronto, Ontario
M5A 1P4
Tel.: 416.340.1600
Fax: 416.340.1593

Important Numbers:

Fire and Medical Emergencies 911
Resident Helpline 1.877.638.3371
Security 416.847.1177 (GTA only)
After-Hours Emergencies 416.340.0536 (GTA only)
(outside of the GTA) 1-866-511-0536

Good Neighbours

Noisy Pets Make Bad Neighbours: Dogs, cats, birds and other animals are great to live with... they can reduce stress, improve moods and ease loneliness. But if they’re noisy, they’re probably doing just the opposite for your neighbours. If the noise of your pets is disturbing other people, you could face a fine of up to \$5,000 from the municipality. Think about why they might be making such noise, then find out how to alter their behaviour to prevent it. (You could talk to your vet or do research on the Internet.) Your animals might be lonely, bored, anxious or hungry; you have a responsibility to sort out the problem.

Cold-Weather Play: Cold weather likely keeps your children inside more, so that both you and they might feel a little cooped up as the winter progresses. Please remember, though, that their toys – and their activities – should stay in your apartment, not in hallways or the lobby. (The same goes for boots, shoes, bikes, skateboards and strollers.) When they are outside, keep your children safe; don’t allow them to play in or near parking lots. Snow piles look inviting, but those beside parking lots are dangerously close to cars.

Preparing for...Spring!: Winter hasn’t even begun, and yet we’re thinking ahead already to the end of that season. Spring will follow, bringing with it many pleasant things, along with a few not-so-good things, namely mosquitoes and birds looking to nest and breed on our balconies. A little preparation before the snow settles in will help you avoid creating an inviting environment for those creatures come the spring. Clearing your balcony now will mean that you’ll avoid having tempting nesting spots and water catchers in the spring as the breeding season begins anew.

Garbage and Recycling Reminders and Suggestions: Recycling isn’t difficult, especially if you make it part of your daily routine. Pre-sorting and daily (or frequent) drop-offs in the recycling bins make this an easy-to-handle chore. If you need information about sorting, check for details near the bins or ask your Resident Manager. Garbage is even easier to dispose of, generally down the chute on each floor. To avoid creating obstacles for your neighbours and attracting pests, ensure that garbage goes in the chute, not on the floor of the garbage-chute room. If you have something large to get rid of that won’t fit down the chute, it should be taken to the main garbage room or bin. It couldn’t be much simpler!

Resident Managers Have a Job, Not a 24-Hour-a-Day Obligation

While MetCap building staff are a devoted bunch – as the many testimonials we receive show – they are people doing a job. They keep regular business hours and are otherwise off duty. Please respect their time off. If you need help from your Resident Manager, wait to contact him or her during office hours or leave a message on the office phone.

If you require help in an emergency situation during your Resident Manager’s off hours, here’s what you should do:

- ❖ Outside of those hours and on statutory holidays, call the after-hours emergency number for your area: 416-340-0536 in the GTA or 1-866-511-0536 outside of the GTA.
- ❖ In case of fire or a medical emergency or if you need police help, call 911.

Corporate Office Closures

MetCap’s head office will be closed on:
December 26 and 27