

# W e l c o m e   T o   5 0 0   T a l b o t   S t r e e t

## M C C   1 5 3

### Common Information:

- Building Manager resides in Unit 105
  - **Building Manager Availability:**
    - Monday to Friday (8AM to 5PM)
    - Weekdays after 5PM & Weekends (Emergencies only)
- Emergency contact number is : (226)448-6600
- Elevator booking requires a deposit of \$50
- Intercom set up can be made only if you have a local telephone or cellular number
- Additional FOBS can be purchased for a fee of \$25 from Building Manager
- Recycling services for Paper, Plastic and used light bulbs are found in the Main Floor Garbage Room
- Every unit has ONE assigned parking spot and unfortunately we don't have Visitor's parking but Old Oak rents parking spots in the upper level parking garage
- Gymnasium and Locker rooms are located in the Lower Level
- Common Room for small meetings can be booked with Building Manager and it's located in the Lower Level
- For your safety and the safety of others, we have a Video Surveillance system that can be used in combination with the Intercom to track suspicious activities

### Rules and Regulations:

(These are just some of the guidelines enforced in our building; however, there are many more that are also enforced from the Condominium Act, Residential Tenancy Act and 500 Talbot's Rules and Regulations)

- London Ontario has an anytime enforced "No-Noise Bylaw" which means that during the entire day if noise becomes an issue to your neighbors then the Police can be called. A good guideline is: If noise from your Unit can be heard at the Elevator landing then it's too loud and the noise level has to decrease
- No loud screams in the common hallways and lobby
- All Suites deadbolts must be keyed to the Building Master. Please ask Building Manager for more information.
- Absolutely no open alcohol containers in any of the Common Areas unless a communal event has been scheduled, approved and supervised by the Condominium Board
- Owners are responsible for themselves, their tenants and their guests and any damage caused by any of them will be charged back to the Owner of the Unit
- Foyer Emergency Panels are not to be leaned on as the alarm may sound
- Nothing is to be thrown out of the balconies. Noise level in the balconies should be kept to a minimum as noise travels in all directions
- Our building is only as secure as the people that live in it so politely refuse entry to unknown parties, everyone should use the Intercom to gain entry
- If you lose a FOB please report it immediately to Building Manager
- Maximum time allowed to park in the Fire Lane is 10-15 minutes for pick and drop off
- Trades may park in the Fire Lane for up to 2 Hours with a Parking Pass issued by the Building Manager at the time of their arrival
- Garbage Chutes are to be used between the hours of 8AM to 10PM
- Barbecue grills that use propane tanks are not allowed anywhere inside the Building
- A Barbecue Grill is set outside for the enjoyment of the Residents during the Summer months, please be safe, be courteous and clean it after you use it and if Propane is needed please advise Building Manager

### M C C   1 5 3   C O N T A C T   N U M B E R S

<b>Management Firm</b>	Thorne Property Management 546 King Street London On. N6B 1T5 PH: (519)660-1904 Sean Eglinton - Property Manager
<b>Board of Directors</b>	Complete list is enclosed in notice board near the mailboxes. President: Jim Sayles (519)434-4000 Email: <a href="mailto:jimsayles@icloud.com">jimsayles@icloud.com</a>
<b>Onsite Building Manager</b>	Leonardo Guerrero Telephone: (226)700-5290 Email: <a href="mailto:jdmbuildingmaintenance@gmail.com">jdmbuildingmaintenance@gmail.com</a>