

SOMERSET VILLAGE NEWSLETTER



Condominium Corporation No. 961 1089

www.somersetvillage.ca

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Somerset Village Board of Directors 24/25

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Somerset Village Website

www.somersetvillage.ca

Your source for Policies, Bylaws, Forms, and other information.



April 2025 Issue

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FIND OUT WHAT'S IN THE NEWS AROUND SOMERSET/BRIDLEWOOD Somerset/Bridlewood Community Association Website/Information/Events <http://www.mysbca.ca> includes information regarding the Community Services, Gardens, events, safety information and more!

Impact of remaining Poly-B on SV Condo Insurance

Although most SV unit owners have replaced their Poly-B pipes, there remain some units with this obsolete material. Now it is spring and the Corporation's condo insurance has had to be renewed. There were very few insurance companies willing to consider our complex. We could have saved approximately \$15,000 if the complex was Poly-B free. These savings could have been used for improvements to the complex. As a result, we urge owners to replace their Poly-B pipes as soon as possible so that we can continue to obtain insurance for our complex.

Oil Stains on your Driveway or on the Roadway

Corporation Bylaw No. 64 a) xvii) (G) states that any private motor vehicle "which leaks excessive amounts of oil or grease or leaks any gasoline" may not be parked anywhere within Somerset Village. Owners are responsible for cleaning up any stains caused by a vehicle within Somerset Village, whether the vehicle was driven by the Owner or by any occupant or visitor or any other invitee to the Owner's unit.



The following product mention is made for informational purposes only and does not constitute in any way a product endorsement by the SV Board or Property Management:

Several SV Owners have reported that the following product worked well for them with only one or two applications when used as directed:

Masonry Magic



Barbeques

As per SV Bylaws, when in use or if still hot, a barbeque must be at least one (1) metre away from any building, fence or other structure. This will prevent damage from occurring or a fire hazard.

Kudos

Kudos to everyone for your efforts in keeping Somerset Village clean and litter-free! Your dedication is appreciated. Our complex can be seen from the C-train as passengers travel in and out of the Somerset-Bridlewood Station. Neat yards and attractive units can only have a positive impact on our property values!

Furthermore, studies consistently demonstrate that spending time outdoors offers numerous benefits for physical and mental well-being, including reduced stress, improved mood, enhanced attention, and even boosted immune function. Somerset Village has a large center courtyard and is next to a park that is well-maintained by the city. Let's continue to maintain a clean and welcoming environment!





Somerset Village Policy Reminders



What is a “Request and Undertaking” Form & When is it Required?

A separate Request and Undertaking form must be submitted for each change or improvement contemplated by an Owner. He/she must obtain the approval of his/her neighbours on each form, unless waived by the Board. The Owner must also provide copies of all governmental approvals (such as development permits, building permits, electrical permits, etc.) which may be obtained from the Government or which the Government may require be obtained, before final Board approval is given. If a Contractor will be doing all or any part of the work, their certificate of insurance will also be required. Once the Board has provided written approval for the request, the work may begin.

For more details, please refer to the Request and Undertaking Form Policy on page 5 of the SV Policies available on the SV website.

 <h3 style="text-align: center;">Visitor Parking</h3>	 <h3 style="text-align: center;">Yard Signs</h3>
<p>Visitor parking is not for use by owners/residents. It is for the use of bona fide guests/visitors of owners/residents of Somerset Village for short periods of time. Each vehicle must visibly display a Visitor Parking Pass. Replacement passes can be obtained at a cost by contacting the Community Manager.</p>	<p>Signs of any type promoting political candidates, commercial enterprises or any other cause are not permitted anywhere in the project. For more details, please refer to the Signs and Poles Policy on page 19 of the SV Policies available on the SV website.</p>
 <h3 style="text-align: center;">Fire Pits, Outdoor Heaters & Propane/Gasoline Fire Tables</h3>	 <h3 style="text-align: center;">Garbage, Recycle, Compost</h3>
<p>To eliminate the risk of fire and fire related damages to the property, fire pits, outdoor heaters and propane/gasoline fueled fire tables are not permitted anywhere on the property.</p> <p>For more details, please refer to Corporation Bylaw No. 62 (a) (xi).</p>	<p>Unless otherwise advised, garbage bags must be placed at the curb in front of each unit by 9:00am on Wednesday, bi-weekly, but not before 7:00pm the evening before, holidays excepted. If garbage containers are used, they must be placed back in a unit’s garage by 7:00pm each collection day.</p> <p>For more details, please refer to the Garbage, Recycle, Compost Pick-up Policy on page 26 of the SV Policies available on the SV website.</p>

SV Yard Sale



If you are interested in having a yard sale this year, and would be willing to organize it, please email the Board at:

board@somersetvillage.ca