



WELCOME BACK

After one year off tending to her little girl Mackenzie, Liza Williams has returned to Prelude as your building manager. Watch for some new faces in leasing and maintenance over the next few weeks and stop in to say hello at the office.

UPDATES AND REPAIRS

To kick off the Fall, exterior window cleaning has recently been completed.

Waterproofing repairs are to be completed in the parking garage over the next six months. We ask for your patience and attention in the garage when these repairs commence. We will keep you informed of our progress in this area.



We will also be installing new flooring in the gym over December and January. This new flooring will be easier to maintain and more beneficial for those who take advantage of our gym facility.

Lastly, we have installed a new mailbox in the mailroom for you to submit notices to Resident Services. You may also use this box to drop off amenity room keys after hours.

TENANT REFERRAL PROGRAM

We appreciate the fact that you've chosen Prelude as your home and welcome your friends and family to apply for residency here as well! If they are approved and move in you will be rewarded with a gift of \$300. Please visit our office for details.

H1N1 AND FLU SEASON



To curb the spread of germs, we have installed hand sanitizers in all common areas. Remember to wash your hands regularly, always practice proper handwashing (scrub your hands for twenty seconds), cover up when you cough or sneeze, keep shared surfaces clean, use an alcohol based cleaner and stay home from work if you do get sick. By working together we can help to limit the spread of germs at Prelude.

OUT & ABOUT

- The Nutcracker at the Four Seasons Centre for the Performing Arts from December 19, 2009 - January 3, 2010. This classic ballet is about two siblings who travel to the world of the Snow Queen and the palace of the Sugar Plum Fairy. For more info call 416.345.9595 or visit national.ballet.ca/performances/season0910/the_nutcracker.php.
- Body Worlds & The Story of the Heart at the Ontario Science Centre is on until November 30, 2009. Tickets are \$28.50 for adults, \$24.50 for seniors and youth and \$18.50 for children. For more info call 416.696.1000 or visit www.ontariosciencecentre.ca.
- Dead Sea Scrolls: Words that Changed the World is on display at the Royal Ontario Museum until January 3, 2010. Tickets are \$28 for adults, \$25 for students and seniors, \$15 for children 4-14 and free for children 3 and under. For more info call 416.586.8000 or visit www.rom.on.ca.
- Winter Magic - various free events from November 14, 2009 - January 3, 2010 throughout Toronto including events for children and the young at heart. For more info call 416.597.0255 or visit www.wintermagic.ca.
- King Tut Returns to the Art Gallery of Ontario from November 24, 2009 - April 18, 2010. For more info call 416.979.6648 or visit www.ago.net.
- The One of a Kind Christmas Craft Show at the Direct Energy Centre on the CNE grounds from November 26 - December 6, 2009. Online tickets are \$10 for adults, \$6.50 for seniors (65+) and students (13-17). For more info call 416.960.3680 or visit www.oneofakindshow.com.
- Cavalcade of Lights - various free events from November 28 - December 19, 2009. It all begins with the 43rd annual tree lighting ceremony at 7 pm on Saturday, November 28 at Nathan Phillips Square featuring fireworks and musical performances. For more info visit www.toronto.ca/special_events/cavalcade_lights/index.htm.
- WinterCity and Winterlicious Festivals - January 29 - February 11, 2010. Featuring various free events as well as mouth-watering prix fixes menus at some of Toronto's most exclusive restaurants. For more info visit: www.toronto.ca/special_events/wintercity/index.htm.

FALL 2009

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WINTER SAFETY TIPS

- When you leave your home remember to turn down the heat to conserve energy and reduce costs.
- For drivers, ensure your vehicle is well maintained and always check your tire pressure regularly. Above all - drive safely and do not speed in poor visibility conditions.
- Avoid frostbite and hypothermia by dressing in layers and keeping your head, ears and hands covered.
- Always wear a helmet when participating in winter activities such as snowmobiling, skiing and skating.
- Stay sober while participating in any winter activities.
- Test the thickness of ice before venturing out on it. Ice must be at least 10 cm (4 inches) for walking or skating alone, 20 cm (8 inches) for skating parties and/or games and 25 cm (10 inches) before it is safe for snowmobiles.
- You still need to protect yourself from the sun in the winter; wear a sunscreen of at least 15 SPF.
- Try to maintain healthy eating and sleeping habits so you can be at your best.

NOVEMBER CONTEST



Drop in to the office and fill out a ballot before November 27, 2009 and you could win:

- 1st prize - \$50 Pre-paid Visa card
- 2nd prize - \$25 Milestones gift card
- 3rd prize - \$10 Tim Hortons gift card

UPCOMING DECEMBER EVENTS

Prelude is the place to be over the holidays! Here are two holiday events you can add to your calendar:

Wine and Cheese Party - Wednesday, December 9 from 7 - 10 pm

Balcony Decorating Contest - Thursday, December 17 at 7 pm
- prizes to be announced!

Yonge Street Mission Holiday Drive - Visit the office today with your contributions for those who are less fortunate. You will receive a handout and the details will also be available at the office. Donations will be gladly accepted until Friday, December 11, 2009.



GHOULISHLY GOOD TIME



Thank you to all the ninjas, princesses, ghosts and warriors who attended our Halloween celebration!

We all enjoyed sharing some food, candy, face painting and fun with each other in the party room.

We'll see you next year, same bat place, same bat channel!

REMINDERS

- Before moving out of your suite, you must provide the Landlord (Concert Realty Services Ltd.) with a written, signed notice giving the complete address of your rental unit and the date you plan to move. This notice must be received in the rental office at least 60 days prior to the day you wish to move. For example, in a month-to-month tenancy, in order to move out on January 31st, you must give notice to the rental office no later than December 1st. Although we will make every effort to find a new tenant for your suite promptly, if you move before the end of a fixed term tenancy, you will be charged full rent until the suite is re-rented or until the end of your term.
- As a reminder to all tenants, the after-hours emergency pager should only be used for scenarios such as fire and flood. There is a charge of \$80.00 to tenants for pages that are not an emergency.
- It is very important to purchase tenant insurance, as it is essential in protecting your valuables in case of tragedy. This insurance is available from most insurance providers at a minimal cost.

PRELUDE RESIDENT SERVICES OFFICE

The office is open daily Monday to Friday 9 am – 5 pm,
Saturday & Sunday 10 am - 5 pm.

Liza Williams - Building Manager
Daisy Cannings - Assistant Manager
Bruce Porter - Maintenance Person

Resident Services Office phone number: 416-733-3176 Fax: 416-733-3506

After hours emergency pager: 1.877.295.7483
(should be used only for fire, flood and security emergencies)

Email: Prelude@ConcertProperties.com

www.ConcertProperties.com



Prelude