



# Kay Four Quarterly

A Quarterly Newsletter Published by Kay Four Properties Inc.

November 2018

## Building Security

The apartment that you live in is your home. Most tenants treat it with respect but unfortunately, some do not. Keeping your home safe and secure is your responsibility and all tenants must cooperate to ensure the safety and security of the building.

- Keep an eye on the entrances and hallways of your building. Report any vandalism or suspicious activity to your resident manager, our office, or directly to the police immediately.
- Please do not open the entrance doors for any person who is not known to you. Do not allow strangers to follow you into your building. If someone that you do not know "buzzes" your suite asking for entry, do not let them in. Have them "buzz" the resident manager instead.
- If someone claiming to be from emergency services, such as fire, police or paramedics, buzzes your suite, do not let them in. Meet them at the front door to ensure that they are emergency services personnel.
- Keep your suite door locked at all times and do not allow entry to people that you do not know. If you believe that a person claiming to be a Kay Four Properties employee or contractor is not being truthful, please call your resident manager or our office.
- Never prop the entrance or hallway doors open. This both violates the Fire Code and allows unrestricted access to the building.



## Washroom and Kitchen Fans

We regularly receive calls from tenants stating that their kitchen and washroom fans are not working. Upon investigation by our maintenance team, we find that the fans are working well but are not drawing air because they are clogged with dust and grime.

Tenants are responsible for the cleanliness of their suites as per the terms of the Tenancy Agreement and the Residential Tenancies Act. This means that regular cleaning of kitchen and washroom fan vents is required under the terms of your lease and provincial legislation.

These vents can be cleaned easily by removing the cover and simply vacuuming out the dust with the hose attachment. Grime and grease build-up can be removed with dish soap or vinegar and water. If you are unsure how to remove the vent cover, please ask your resident manager for assistance.

## More Winners

We have purchased 2018/19 Show & Save Book of Savings in support of a local community organizations. The following tenants are the lucky winners of these books.

- |                |  |
|----------------|--|
| S. Sukhdeo     | A. Singh Jeor & J. Singh               |
| N. Reis        | R. & I. & C. Santos and E & M Pallarca |
| J. Burik       | B. Renville & S. Renville              |
| D. Proulx      | C. Tanghal & E. Gonzales               |
| D. Ducharme    | J. Carlos Da Silva                     |
| T. Brega       | E. Reine & A. Allan and D. Reine       |
| C & R Cornista | M. Dizon & C. Sastre                   |
| A. Henderson   | A. Diduck & J. Rodgers                 |
| J & M Aveno    | K & P Klassen                          |

### **Did you know...**

*The pigments that result in the beautiful red, yellow and orange fall tree leaves are present in the leaves year round? In the spring and summer, tree leaves are green due to the presence of high concentrations of chlorophyll. This chemical absorbs sunlight and uses the energy to convert carbon dioxide and water to glucose. When the weather cools, the chlorophyll breaks down and reveals the other pigments. The exact coloring of the leaf depends on the mixture of pigment and chlorophyll residue present.*