



March 31, 2020

## **IMPORTANT INFORMATION**

# **CORONA VIRUS (COVID-19) UPDATE**

### **Vol. 4 – Updated March 31, 2020**

The spread of Coronavirus across Ontario, Canada and North America continues to rapidly increase. As of this morning, there are over 1700 confirmed cases of COVID-19 in Ontario and over 7400 in Canada with 89 deaths. This is up very sharply from my last update one week ago.

Premiere Doug Ford has extended the State of Emergency for the province by an additional 14 days. In addition to shutdown of non-essential businesses and mandate for residents to stay home, new restrictions to reduce gatherings to 5 or less (with physical distancing) have also been introduced. While essential services are able to continue to work and provide valuable services, physical distancing and extraordinary precautions are required.

The current full list of essential services in Ontario can be found here:  
<https://news.ontario.ca/opo/en/2020/03/list-of-essential-workplaces.html>

#### **Management Office**

**Our office remains closed to the public** and we are alternating minimal staff in the office with increased sanitization, physical distancing and protocols to keep our staff and clients safe while maintaining essential services. We can still be reached by email or telephone and will continue to respond in order of priority. During these challenging times there will be delays unfortunately.

#### **“Enough is Enough! Stay Home”**

Those were the words of Justin Trudeau last week as he urged Canadians to stay home and stop being irresponsible.

We are now seeing pleas and orders from municipalities in our region asking vacation and recreational owners to stay home at their primary residence. Collingwood, Blue Mountains, Wasaga Beach, the Muskoka's, Grey and Bruce Counties are all stressing how important this is as the small-town infrastructure, health care and grocery supply cannot handle the increased population. If your condominium in these regions is a secondary, recreational or vacation property, PLEASE BE RESPONSIBLE AND RESPECT these request to help control spread and allow for local residents to access to already overburden healthcare and grocery supply. Please do the right thing. I am quite shocked to hear how many owners think staying at their vacation home will better protect them from the virus. They obviously do not care about the local community that is struggling to keep up and will only get worse over the next two or three weeks.

## **Condominium Fees (Common Element Fees, Maintenance Fees)**

We have been receiving calls and emails from owners inquiring about fee reductions, deferrals or waiving completely. While we are very sympathetic and aware of the difficult times faced by everyone as we continue to make our way through the circumstances placed upon us by the pandemic, current legislation in Ontario (The Condominium Act of Ontario) does not allow for any type of relief. Under legislation, condominiums are obligated to maintain the common elements and collect the monthly fees as set out by the Act. The condominium corporation must maintain insurance, utilities, complete repairs and maintenance tasks and contribute to reserve funds for major repairs and replacements.

We have been working with all our clients to achieve any savings in services where possible. Some properties have had to shut down pools, hot tubs, recreation or fitness facilities and in doing so reduce some expenses as a result which is hopefully sufficient to offset increased cleaning/sanitization costs and increase in costs to provide repairs and maintenance that have gone up due to the pandemic. Anyone who has made a visit to the hardware store recently will have witnessed long lines to enter, low inventory inside and lengthy check out process. This is now greatly impacting the service providers in day to day procurement of supplies and materials requiring more time and therefore increasing the cost of service. Add to that staff self-isolating or practicing required physical distancing and additional personal protective measures results in more time required to perform what would normally be simple tasks. While cost increases are being experienced, wait times are also increasing as well.

With the financial difficulties increasing for many Canadians, federal, provincial and municipal governments are providing relief and aid to those that need it. Most utilities and banks are also providing relief and aid. Those who are experiencing loss or reduction of income have a variety of forms of relief from the above which has been made available to allow residents to continue paying their living expenses.

There are currently combined efforts from CCI and other large groups and condominium lawyers that are lobbying both provincial and federal government to make changes to current legislation to allow condominium corporations to extend lien deadlines, reduce reserve fund contributions, extend AGM deadlines, etc. Until such time new legislation (permanent or temporary) is introduced, condominium corporations must enforce collection of maintenance fees and exercise lien obligations when arrears extend beyond 89 days to protect the assets of the corporation and protect the Board of Directors in providing required duty of care as set out in the Act.

### **Have You Returned to Canada Recently?**

**Snowbirds and ALL Canadian residents returning to Canada MUST SELF-ISOLATE FOR 14 DAYS. Don't stop for groceries or other supplies. Go straight home and don't leave home or entertain visitors.**

### **Are You Experiencing Symptoms of COVID-19?**

If you are experiencing symptoms of COVID-19 (fever, cough, difficulty breathing, tiredness, aches and pains, sore throat), you are urged to take the online self-assessment. The link to website is below. We would also ask that you notify the Property Manager so that additional precautions (additional sanitization, etc.) can be taken where needed.

## Moving?

Additional measures to ensure the safety of residents and you are required. Please contact the Property Manager for specifics related to your property.

### For additional COVID-19 information:

Self-Assessment Online Tool

<https://covid-19.ontario.ca/self-assessment>

Government of Canada website

[www.canada.ca/en/public-health/services/diseases/2019-novel-coronavirus-infection.html](http://www.canada.ca/en/public-health/services/diseases/2019-novel-coronavirus-infection.html)

Province of Ontario website

[www.ontario.ca/page/2019-novel-coronavirus](http://www.ontario.ca/page/2019-novel-coronavirus)

World Health Organization

[www.who.int/emergencies/diseases/novel-coronavirus-2019](http://www.who.int/emergencies/diseases/novel-coronavirus-2019)

Thank you for your attention to this matter. If we all work together and do our part to reduce transmission, hopefully the pandemic can come to an end sooner than later.

Best regards and stay safe,



Jeff Struewing  
Property Manager/VP Operations



Canada



## RETURNING FROM OVERSEAS SELF-ISOLATION GUIDELINES

LEVEL 1	LEVEL 2	LEVEL 3
<b>CRITERIA:</b> <b>HAVE RETURNED FROM OVERSEAS TRAVEL.</b>	<b>CRITERIA:</b> <b>HAVE RETURNED FROM OVERSEAS TRAVEL AND BECOME UNWELL DURING THE 14-DAY SELF-ISOLATION PERIOD.</b>	<b>CRITERIA:</b> <b>HAVE RETURNED FROM OVERSEAS TRAVEL, BECOME UNWELL AND TEST POSITIVE FOR COVID-19.</b>
<b>LEVEL 1 ACTIONS:</b> <ul style="list-style-type: none"> <li>Immediately return to your place of residence and self-isolate for 14 days.</li> <li>Do not leave your property. That means don't go to the shops, walk the dog or go to the gym.</li> <li>Any other household residents who haven't travelled do not need to self-isolate.</li> <li>Minimise close contact with other household residents. Avoid sharing dishes, utensils, towels and pillows. Wash them thoroughly with soap and water. Avoid face-to-face contact closer than 1.5 metres.</li> <li>If you remain well for the 14 day period, you may then return to your normal activities on day 15.</li> <li>If you become unwell during the 14-day self-isolation period progress to Level 2.</li> </ul>	<b>LEVEL 2 ACTIONS:</b> <ul style="list-style-type: none"> <li>You should attend your nearest COVID-19 clinic if you live in the Perth metropolitan area. In regional areas, ensure you notify your health service prior to arriving at a public hospital, health service or remote health clinic.</li> <li>Go directly to the testing location from your place of residence and return immediately home.</li> <li>Remain in self-isolation until a test result is received. Other household residents can undertake their normal activities while your test result is awaited.</li> <li>Minimise close contact and avoid sharing items with other household residents.</li> <li>If the test result is negative you will be required to remain in self-isolation until the 14-day period is up. You can resume normal activities on day 15.</li> <li>If you have a positive test result for COVID-19 progress to Level 3.</li> </ul>	<b>LEVEL 3 ACTIONS:</b> <ul style="list-style-type: none"> <li>If COVID-19 test returns a positive result, you are to remain in self-isolation until you recover and are cleared by the Department of Health to resume your normal activities.</li> <li>An interview will be conducted to determine if you have any close contacts, including household contacts.</li> <li>Any close contact with others in your household or outside, while you were infectious, need to self-isolate (as in Level 1)</li> <li>Household residents deemed to be close contacts who remain well must continue to self-isolate for a full 14 days after the last contact with the positive case and can resume normal activities on day 15.</li> </ul>
<p><b>NOTE:</b> If you have received a positive result and require medical attention because your condition has changed, you must call ahead to your nearest health service and advise that you need medical assistance PRIOR to arriving. The health service will then provide instructions you must follow upon your arrival.</p>		
<p><b>CORONAVIRUS INFORMATION HOTLINE: 1800 020 080</b>  <b>FOR MORE INFORMATION &amp; RESOURCES: <a href="http://www.wa.gov.au/covid19">www.wa.gov.au/covid19</a></b></p>		

**ENFORCEMENT**  
**PENALTIES OF UP TO \$50,000 WILL APPLY FOR BREAKING SELF-ISOLATION.**