

# *Spring Review*



## *May 2022*

*York Condominium Corporation  
YCC323*

## Message from Board of Directors

### Spring Message from the Board

The weather is slowly warming up. The cherry blossoms are out, our daffodils are in full bloom and some tulips are emerging. While COVID-19 has not disappeared most residents at 50 Quebec are attempting to take small steps toward a more normal life.

While some committees and groups did continue to make positive contributions during the pandemic it is nice to see all the committees up and running. Many activities are being planned as well new initiatives designed to facilitate participation and involvement by residents

Post COVID-19 supply issues continue to present real challenges to any projects we have planned; however, work on the swimming pool foundation is progressing and the tennis courts are being assessed to deal with serious cracking. A new chiller and cooling tower are ready to be installed in the coming weeks, hopefully before the weather heats up. We are at the early stages of planning the hallway refurbishment and despite all the major improvements that an older building requires we are in a very healthy financial situation.

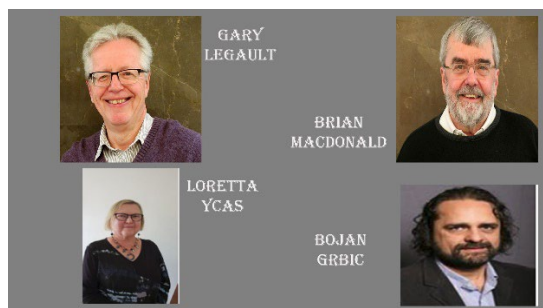
It's great to see people in the gym and activities in the party room. It is so encouraging to see residents chatting and mingling with a degree of freedom that we haven't seen since before the pandemic. It has also been heartwarming to see how many residents have been offering support to other residents when required. Many still continue to wear masks and people have different comfort levels but it seems to be working out.

The Board would like to thank all committee members who seemed to have maintained their enthusiasm and all residents who contribute in their own way to making 50 Quebec a very special place.

There is no way to adequately express how much we appreciate the contributions made by our property manager and staff. The already complex job of property manager became infinitely more complex during COVID-19, but Karolina was able to handle all the challenges with skill, competence and understanding. Carlos and Violeta continued to maintain the building with professionalism and pride. All three of our staff demonstrated a high degree of adaptability, resourcefulness and

sensitivity in dealing with situations many of which were new and required unique solutions.

Finally, the Board would also like to thank once again all the residents for their patience and cooperation during very difficult times.



## Message from Management and Staff

As one might say it is not the destination but the journey. And what a journey it has been! Right now, COVID-19 free future is a destination worth daydreaming about.

When I first started working at 50 Quebec it had amazed me that there were so many gatherings and events. It is with immense joy to see residents getting back together: The neighbors' committee is a buzz about a Friday morning Coffee Club, new afternoon teas and Sunday evening popcorn movie nights. The sun is out encouraging the flowers to bloom. 50 Quebec is returning to its glorious existence.



For your information the following activities are scheduled for the Meeting Place:

- **Yoga** – Monday and Thursdays at 9:30- 10:30
- **Line Dancing** – Mondays at 1:00 – 2:00 and Thursdays at 4:30- 5:30
  - **Chair Dancing** – Tuesdays at 10:00- 10:45
  - **Senior Exercises**- Fridays at 12:30-1:30
    - **Coffee Club** – Fridays at 10:00

Our building is also due to several latest updates. Over the past several years we have slowly replaced our lighting fixtures to operate on energy saving LED

formats. We are now in the process of modernizing the brown post lights that illuminate the front of the building along Quebec Ave.

### **New Chiller and Cooling Tower**

The building's chiller (air conditioning) has come to the end of its useful life. It requires replacing and, with the help of our engineers, a new unit was purchased and is in the process of installation to meet our end of May deadline. The unit, if I can use a common phrase, is "state of the art." Magnetic bearings produce minimal vibration. Improved performance reduces lower maintenance costs. In the fall electronic control features will be installed to allow remote monitoring. To meet our our May deadline, the unit will require a delay in installing the more advanced features in the unit.

**[Note: Labour Union actions in the construction industry may cause a delay in the installation. The Management Office will keep you informed]**

An exciting adventure awaits! The water and condenser equipment are located on the roof of the building. These units cannot fit in the elevators. So, the contractor has arranged for a heavy-duty crane to remove the old equipment and to raise the new unit to the roof. This will be an all-day event with the crane located on Quebec Avenue. Little kids and other curious bystanders will have a front row seat to the activities. The size of the lifting equipment will resemble this picture.



### **Hallway Refurbishment Project**

This is an exciting project. The board has narrowed it down to two designers. Once the designer is chosen, the project can start. Numerous meetings and details will go

into the design phase before two selected options can be presented to the owners for a vote.

### **HPGR Tennis Court and Swimming Pool**

The swimming pool mechanical room is being waterproofed which should mitigate some of the water penetration seen in the P1 ceiling, The pool opening date of June 4<sup>th</sup> still stands; any delays will be communicated to all residents. The tennis court needs further evaluation by the engineer and bore hole drilling to establish a repair plan.

### **Building Maintenance**

Our wonderful building is now over forty years old. Behind the scenes, the Board and Property Manager do reviews of the structure and have implemented programs to avoid any major problems. Most of this work is carried out without interruptions to the residents.

There are, however, maintenance requirements that might have a minor influence on your enjoyment of your unit. An example is the recent completion of the fan coil review. During the months of May and June certain activities are planned that might cause a slight disruption on your plans. These are:

- Carpet Cleaning – May 17
- Garage Cleaning – May 25
- Garage Drains and Basins – May 24 and
- Compactor Chute clean – June 1

As always, your patience and understanding are very much appreciated.

### **Meet The Board**

We are pleased to say that Meet the Board has worked very well by utilizing the zoom on-line platform with the participation and contribution of our residents. The monthly meeting may continue remotely until circumstances improve for face-to-



face exchanges. As always, we encourage all to stay informed on all monthly decisions and discussions by reviewing the Board Meeting Minutes posted at:

**<http://www.ycc323.com/boardminutes.html>**

## **COMMITTEE UPDATES**

### **Book Club**

The Book Club first began in March 2007. Since then, we have read many, many books and had many lively discussions. And with COVID-19 reigning for the last two and a half years, I am sure that like me, you have read even more books.

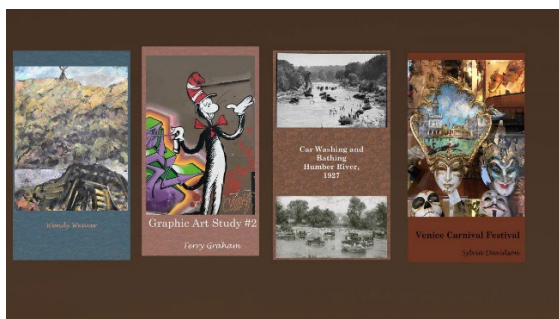
As things are now reopening the Book Club will begin again the third week of September. Specific day info to follow. Members enjoyed catching up with neighbours, discussing the book and a small snack that we all provided. Some nights it was all chocolate...YUM. We do have a pot-luck dinner at the end of June and again just before Christmas.

To our members, please forward suggestions for September to December. And please let me know if you will be coming back. New members welcome. And for more information you can contact Lena at 416-200-5132. HAPPY READING.

### **Digital Library:**

We extend a big thank you to the residents who have submitted pictures, artwork, or historical facts for inclusion on the elevator and lobby digital screens. With the pandemic restrictions slowly being removed, we do hope that residents will have a chance to travel and take pictures. Favorite picture? Share with your neighbours.

The most efficient method is to send an email with an attachment(s) to [clairehardie45@gmail.com](mailto:clairehardie45@gmail.com).





### **Energy and Recycling Committee**

A big "thank you" to all of you who continue to recycle as often as possible. Please keep up the good work. We do know that at times, the blue bins on each of the floors are filled to overflowing, and things can, and do, get a tad messy. In order to alleviate this messiness, it would be most helpful if items for the blue bins are not put into plastic bags before being left in the blue bins. Also, please flatten your cardboard boxes etc. to allow for more room in the bins. Residents are requested to take large items to P1 where they can be disposed of accordingly

There are many local charities who need many of our unwanted items. If you are new to YCC 323, feel free to leave your name at the office and a member of the Committee would be happy to help you in your search to find a new home for these items. Each charity has different and specific requirements, that at times, are challenging, but not impossible, to navigate.

A little-known fact:

If you have an older car that you no longer wish to drive, or trade in for a newer model, several organizations are willing to accept, and pick up, your vehicle donation and provide you with a tax receipt. The Kidney Foundation is one such organization.

The Committee thanks you for your continued efforts which go a long way to ensure that YCC 323 is sending less garbage to landfill sites year over year.

## **GALLERY 50**

After some thought and discussion this committee has made plans for the next 12 months... and it is an ambitious schedule.

So first for the actual "art shows" in the meeting place. It was decided that in order not to exhaust the contribution of the talented painters and photographers who generously share their art with us, each show will hang for 6 - 8 weeks followed by a variety of poster/art that we will own. For something different, for Valentines, we are planning a new show opening with wine and a little something else.



## **SPECIAL EVENTS**

We will continue with our successes like the carolling in December and the outside picnic/potluck on Labour Day, September 5th as well as other events. We would like to have an outdoor singer/music afternoon over the summer. If you know of a good group or if you play a musical instrument, please let us know. There is also a small group that would like to start a choir.... want to join? Any and all ideas are welcome and new members are needed to help out, please contact Lena 416-200-5132.

## **Landscape and Gardening Committee**

An unusually cold April has resulted in a later arrival of the spring bulbs and delayed growth of our perennials and shrubs. Nonetheless, the planned



transplanting as well as purchasing new stock for our gardens has carried on. While still early we are not anticipating any supply issues this year.

Some of the shrubs along the north edge of the property had a parasite and have already been removed. In their place will be yews which are hardy and shade tolerant. Likewise, some shrubs that have been damaged by winter will be replaced with species that are more tolerant of these conditions.

Sadly, our gardens continue to be vulnerable to life in the big city and the thoughtlessness of strangers and some of our neighbours. The garden beds have experienced deliberate vandalism as well as abuse from dogs and dog owners on a regular basis. Signage alone does not seem to be enough of an education or a deterrent. Rather than replanting the perennial and annual beds that have been devastated, we will undertake a planting of shrubs that hopefully will be more unwelcoming to trespassers and dogs. To this end, thorny barberry bushes will be installed near the side where Quebec meets Gothic. This area is particularly attractive to dog owners and their dogs. Our property already has a number of these shrubs dotting the landscape, so their addition will continue to complement the existing landscape while, hopefully, inhibit the casual and daily abuse this area experiences.



In the coming weeks we can all look forward to the blooming of our flowering shrubs, the budding out of the perennials, and the arrival and planting of our annuals. The addition of various Allium bulbs planted in the fall should put on a dramatic display of blue and pink late in the spring. At our entrance the burgundy-coloured Japanese Maples will be complemented this year with the addition of the delicate, chartreuse-coloured Hakone grass to produce a dazzling yet harmonious colour combination. You will see larger masses of colour this year as we have

amalgamated some stray specimens. Likewise, the entrance by the parking garage will be tidied up with a structured planting of heat tolerant junipers.

Thank you to everyone who stops to pull out a weed or pick up a piece of trash that has blown on to the property.

### **Neighbours Committee**



The Neighbour's Committee is back after our two-year hiatus. Thanks to those residents who contributed ideas to our suggestion box.

We are all set to continue with our standard programming with slight COVID-19 protocol modifications: Guest Speakers, Sunday Movie Nights, Afternoon Crafts, New Residents Reception and more.

As well we are introducing new events: Friday mornings Coffee Club, Dancing Chair Yoga, and ...?? Stay tuned.

We are always looking for new ideas and new members. All are welcome.


### **Library**

No big plans in the works for the library. Only “big news” is bio and history were relocated to shelving under the TV which allowed mystery to now occupy all three window side columns.

Books for all ages in excellent shape are still most welcome as well as magazines



issued within the last six months.



*May your troubles be less,  
May your blessings be more  
and,  
May nothing but happiness  
come through the door.*

*A very large  
Thank you to our  
contributors:*

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