

~ *WHAT'S HAPPENING* ~

A Quarterly Update from the
Board, Management & Committees of
YCC323



The Board

President's Update ~

The Board extends its good wishes to all residents for a safe and happy summer. At 50 Quebec, we are welcoming the warmer weather with the much-anticipated opening of the swimming pool, and some lovely plantings in the front and back gardens.

In this note, we would like to update you on some work that has been taking place largely “behind the scenes”.

1. Cameras have been installed in the elevators. This is primarily a safety measure, but should also identify and deter the people who have deliberately caused damage inside the elevators.
2. We are expecting to receive bids this month from companies regarding the balcony ponding repairs. If everything goes according to plan, we should begin the work in mid to late July. This first phase of repair will include: checking the drainage on all balconies; cleaning existing tubes; and identifying where they will need to be lowered to improve drainage. The second phase will involve the drilling of lower holes, and insertion of new tubes as needed. This is expected to address the issue on the majority of balconies. Where balconies continue to experience ponding, phase three will address issues of leveling, etc.
3. We are in the process of evaluating different options for how to renovate the gym and sauna spaces. Thank you to all who provided valuable feedback through your responses to the survey. When these initial decisions have been finalized, we will reach out to three or four companies to submit designs and bids. We are aiming to begin the renovation work late summer or early fall, and will have a more detailed update for you in the September issue of *What's Happening*.

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Meet the Board sessions will continue each month throughout the summer, so please come out to chat with us about any ideas or questions you may have.



Property Management

WE NEED YOUR HELP!

The City of Toronto conducted an inspection of our building and found contamination in garbage bins (cardboard and organic recycle). The following is a reminder of the correct procedures for disposing of waste.

ROUTINE DAILY GARBAGE DISPOSAL

On each floor we have a Disposal Chute Room with two recycling containers for small, clean recyclable items and a green bin only for organic waste. It is important to **put only the proper materials** in these recycling containers because contaminated loads cannot be recycled. A list of recyclable and organic items is posted in the chute rooms.



DISPOSAL OF LARGE OR BULK ITEMS

Large Recyclable Items (cardboard, plastic pots & plant trays, etc.)

- Take all large recyclable items down to the **recycling room on level P1 of the garage**, adjacent to the vehicle entrance to the underground garage.

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- Cardboard must be **flattened and tied** into bundles no larger than 2ft x 2ft x 1ft.

Very Large Non-Recyclable Items (old furniture, appliances, rugs, etc.)

Please call the management office at least **7 days in advance of your intended disposal** and we will coordinate with the City for pick-up and removal.

Automobile Tires

- **The city will not pick up old tires from our building.** Tires should be taken to the solid waste drop off depot at 50 Ingram Drive, North York – Telephone: 416-392-5592.

Wet Paint

- **The city will not pick up paint from our building.** However empty **dry** paint cans, with lids removed, may be placed in the recycling containers in the recycling room in the underground garage. Residents can take wet paint to the solid waste drop off depot at 50 Ingram Drive, North York – Telephone: 416-392-5592.

Planting Soil & Plant Material

- Potting soil and dead balcony plants should be taken down to the **recycling room on level P1 of the garage** and placed inside the large green container.

Computers, TVs and Stereos

- These items must be taken to the recycling room and our superintendents will call for pick up. Alternatively, you can take them to the depot located at 50 Ingram Drive, North York (416-392-5592), or call ReBOOT at 416-534-6017 for disposal.

Fluorescent Light Bulbs and Batteries

- Drop fluorescent/halogen bulbs in the management office and Management will call for pick up. There is also a drop box for batteries in the management office.

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GARBAGE FROM REPAIRS & RENOVATIONS

Owners and residents are responsible for supervising their own contractors and for ensuring that they remove all garbage and debris from the building and clean up after themselves BEFORE they leave. An elevator reservation/damage deposit of \$250.00 is required. Our superintendents are fully occupied performing the duties of the corporation. Therefore, please let the management office know in advance when your contractor will require the elevator to be put on service.

- If renovations are to be undertaken, please keep in mind that **you need to request and receive approval from the Management and Board of Directors.**
- You must arrange for any renovation/construction material (e.g. drywall) to be removed from site by your contractor or do it yourself.
- You must book the elevator with the manager and complete the appropriate forms. Please use the service entrance door on level P1.

GARBAGE FROM DELIVERIES

- When having new furniture or appliances delivered, **you must arrange to have the old items and any packaging taken away** by the delivery company.

NOTE: Owners or residents are responsible for making their own arrangements for deliveries and providing access for contractors. Superintendents are not authorized to receive deliveries or provide access to suites.

Thank you for your co-operation!

Management

Here are a couple of general tips for handling disposal of garbage and helping the Superintendents keep the Disposal Chute Room on your floor as clean and tidy as possible:

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1. For the Green bins (composting) – to prevent leaking from plastic bags on the hallway carpets, carry the countertop container to the Disposal Chute Room and open the lid on the green bin before transferring the tied bag into that container.
2. For the Blue container box (non-paper) – please ensure that tin cans, glass, form polystyrene, milk, juice and ice cream containers are rinsed out prior to disposal.

GARAGE TRAFFIC SAFETY

In order to improve traffic safety in the garage, we have installed a red flashing light at the top of the ramp from P1 to P2. When a vehicle is exiting the garage from the ramp, the light will flash for 30 seconds. A vehicle entering the garage from outside and seeing the flashing light will need to slow down because a car is either coming up or has just come off the ramp. All residents who are walking to their cars should watch carefully for traffic. A sign is posted on the wall to advise all residents.



The Committees

Communications & Website Committee ~

The warm weather seems reluctant to appear as the cherry blossom display in the park can attest. Two new capybaras to High Park wandered off to find a sunny spot and the wild turkeys took shelter in the bird sanctuary in the zoo. With the opening of the swimming pool and tennis courts for the summer, opportunities to greet and talk to our neighbours have greatly improved. The flower beds, shrubs and trees extend an invitation for personal enjoyment or conversations while watching birds, butterflies and moths flutter through the foliage.

The digital display boards in the elevators and lobby have presented another topic for discussion among neighbours, in addition to being a source of information

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from the Board and Management. We do apologize for minor connection problems (SNAP) on the display boards. They are being addressed and should be corrected in the very near future. No pixels have been damaged and are quite willing to go back on display.

The display boards also allow us to showcase some of the artistic talent within our building. We hope you have enjoyed the creations from five artists displayed to date in the elevator notice boards and on the larger lobby monitor. There is a wealth of artistic talent within our building and our neighbouring buildings at 80 and 100 Quebec. We encourage our resident artisans to submit pictures of watercolour, acrylic or oil paintings, sketches, photographs, pottery – in fact anything that will display artistic talents on either of the two digital formats (elevator, lobby). Be sure to include a title for the work, which will be shown along with the artist's name. Pictures will be displayed for one week, unless pre-empted by a notice. Please contact the webmaster@ycc323.com if you are interested in contributing.



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Health & Safety Committee ~

The final workshop of the spring centered on nutrition, and approximately 20 attendees enjoyed and learned from an excellent and enthusiastic presentation by registered dietitian Meghan Burek.

Exercise classes continue to be held on Thursday afternoons at 1:30 and 2:30 p.m. The latter time is reserved for mobility challenged individuals. There is a new class leader and she apparently “makes you sweat” – but not too much!

Laughter Yoga has unfortunately been cancelled due to sporadically poor attendance. If you are interested in continuing with Laughter Yoga, classes are still being given elsewhere in the neighbourhood through the West Toronto Diabetes Education Program. Please call 416-252-1928, ext. 299, for more information and to register for the program.

The Committee will be doing a survey in the fall to gather ideas for future presentations based on the wants and needs of our multi-generational community.

Just a reminder that the defibrillator is located next to the mailboxes in the lobby; it is available 24/7 in this location, and has voice instructions for its use. Appended to this newsletter is a double-sided sheet of emergency information, including basic Defibrillator instructions. Please detach it from the newsletter and keep it in a convenient location for reference.

Please remember as well that information sheets on fire safety, security, and 72-hour self-sufficiency have been developed specifically for this building. They can be viewed on-line at our website, www.ycc323.com (Health & Safety Committee > Brochures). Hard copies can be picked up from the table by the door in the Meeting Room.

That's it for now until September. Enjoy the summer!

Landscape Committee ~

Garden wise, summer is here regardless of the official date! Beautiful plantings surround the building and along Quebec and Gothic avenues.

Be sure to check out the once boring, blank ‘corner niche’ at the north east corner of the building. A new large planter now dominates the space filled to the brim with plants.

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The plans for the 'generator' garden area are complete. The walled generator will be surrounded on the east and north sides with Japanese Lilac trees, and a stone planter filled with plants. The inner east area closer to the building will also be gardened to distract eyes from the generator enclosure.

Five of the diseased pine trees at the corner of Gothic and Quebec avenues will be removed leaving one un-diseased pine which we will now refer to as the 'Lonely Pine'. However, once the other trees are removed, a variety of coniferous and deciduous trees will move in to compliment the 'Lonely Pine'.

Happy summer from the Landscaping Committee!

Neighbours Committee ~

The Neighbours Committee is taking a well-deserved summer hiatus so that our members will be refreshed for another round of Movie Nights & Popcorn, and Afternoon Teas – both well-attended social events in the building. Let us know if you have preferences for movies, and we'll see what we can do to accommodate.

The Afternoon Teas are most enjoyable when there is a guest speaker (especially one with pictures!), and we would welcome new ideas for future topics/speakers. If you would like to make a presentation, or if you would like to suggest someone else as a speaker, please leave your contact information in the office and a member of the Committee will be in touch. Use your imagination – it doesn't have to be a speaker from within the building, as long as the topic would be of general interest to a wide variety of our residents!

New members to the Committee, as always, are welcome.

See you in September!