

~ *WHAT'S HAPPENING* ~

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



The Board

President's Update ~

Greetings from the Board of Directors!

Our wonderful summer is slowly coming to an end. Already the sunsets arrive earlier and our nights are getting colder. Hopefully everyone had a chance to enjoy some of the hazy lazy days of summer.

Of course summer was also the best time to launch our big corner windows replacement project. Looking back it was also one of the most ambitious undertakings yet with its various complexities. I'm pleased to report that aside from only a couple of cases when the weather did not cooperate, everything went extremely well. The corner windows are all done now! We know that there is still work outstanding with patch-ups and painting activities in some of the units. Please let our Property Manager know should you have any problems with your new windows which you have not yet reported. As you all know, this was a huge and strenuous project to accomplish for both Isan our Property Manager and Carlos our Superintendent. Here's a **Big Thank You** to both!

You will be happy to know that our next window project (risers 2, 3, 5, 7) are planned some months away, most likely next April 2020. Speaking of keeping your unit in top shape, if you are planning to do repair work please always remember to hire "licensed trade people". Should something go wrong, unfortunately your insurance will not cover these expenses.

Upcoming things and news in the next few months:

Special Announcement: The board has been notified by Isan Murat our Property Manager that he has decided to retire on October 3rd, 2019 at our AGM. We are

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most grateful and appreciative for the many years Isan has dedicated to looking after our building and its many residents. There will be a Farewell Party for Isan on September 26th from 6:00 – 8:00 pm in The Meeting Place. Come join us!

With the news of Isan's retirement, the board is working closely with Crossbridge (our management company) to find a suitable successor to hopefully be introduced at the AGM.

The *Special Events Group*, a spin-off of the *Arts Committee*, has planned a wonderful Picnic for Monday afternoon of the long weekend, Sept. 2nd, with picnic tables and refreshments set out directly in front of the swimming pool walk-way. Come join them and bring your own favorite sandwich, snacks or picnic foods. Also, if you wish, please add something to the community desert table.

Our much-enjoyed swimming pool will be ending its full day opening hours on the long weekend, Sept. 2nd. But there's good news, if the weather cooperates it will remain open for the following week and weekend, Sept. 3rd through 8th.

Finally our neighbors at 80 and 100 Quebec will have some major construction work done on their garage ramp and will be using our garage entrance beginning September through November this year. With the increase in cars for this period, please drive carefully.



Property Management

Elevator Safety:

The elevator is one of the safest forms of transportation. Using one is convenient and easy – simply press the button of the floor you want, and make sure the light goes on (or you'll just stay where you are!).

However, on occasion, an elevator may stall, with you inside it. Rule #1 – do not panic!

If you have arrived at a floor and the door does not open, push the OPEN DOOR button (the button with two arrowheads pointing outward).

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If the door still doesn't open, you are still safe. By using the ALARM button (the red button with a bell beside it), an alarm will sound within the vicinity of the elevator. Building personnel may be able to assist you from the other side of the door at this point.

Still stuck? Press the button at the bottom (with the telephone icon beside it) to CALL FOR ASSISTANCE. Live and trained emergency personnel will answer and will place the call to the Elevator Company or 911. Give them the exact location of the building and elevator you are in. Above all, wait for qualified help to arrive and never try to force the door open to exit the elevator.

If an elevator stalls between floors, follow the same procedure as above. Raise the alarm, wait for help, and don't panic!

In the event of a power failure, the elevator is provided with emergency lighting. Even if the air temperature feels warm, there is plenty of air circulating in the elevator and its hoist-way. Your best course of action is to relax, get as comfortable as possible in an elevator, and wait for professional assistance. You may be inconvenienced, but you are SAFE.



OPEN DOOR – button on far left, second row from bottom

ALARM – red button on far right, second row from bottom

CALL FOR ASSISTANCE – button at bottom with telephone icon

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Swimming Pool:

It's almost time to bid farewell to the swimming pool for another year. We hope you enjoyed the water, especially on those hot, humid days of August. The remaining pool dates for 2019 are:

Regular hours from 10:00 a.m. until 8:00 p.m. until September 2,

Open from September 3 to 6 inclusive, from 12:00 noon until 8:00 p.m., with a one-hour break from 4:00-5:00 p.m.,

Open the weekend of September 7/8, from 10:00 a.m. until 8:00 p.m. Enjoy!



The Committees

Art Committee ~

As you may have noticed, the last painting exhibit in *Gallery 50* stayed up for 3 months. This was as a result of comments received from many residents about how much "more inviting the walls look while the show is up."

We are continuously looking for new photographs and paintings. If we run out of multiple submissions we may start presenting "one man/woman shows." So please share your artistic results and encourage your neighbours to do the same.

We would love to hear from you. Any suggestions and ideas are welcome. We also need 2 more volunteers who have the time and willingness to help out.

As part of the Art Committee, we now have a spin off group for "Special Events." This group was responsible for bringing you the Wine Tasting in the spring and the Picnic to be held on September 2nd. Please let us know if you have any suggestions for future special events. Contact Lena at 416-200-5132.

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Communications & Website Committee ~

In general, the YCC323 Communications Committee's efforts to inform are directed at the residents of 50 Quebec and the townhouses on Gothic. On occasion, information will include references to the swimming pool and tennis courts. We expect the consensus is to assume YCC323 is in control of these facilities. To borrow an expression from south of the border – "Fake News". The following summary provides the facts, with a short history and explanation of the High Park Green Recreation facilities (HPGR):



So what is HPGR? Our building at 50 Quebec, York Condominium Corporation 323 (323), was built by the same developer as 80 and 100 Quebec which form YCC 435 (435). From the start it was expected that the two condominium corporations would share common facilities. Before 435 was formed, however, the developer signed an agreement with 323 which provided for the High Park Green Recreation facilities (HPGR).

HPGR is not a separate legal entity. It is a framework, established by the agreement, under which the two condo corporations co-operate to run the swimming pool, tennis courts and the park lands and pathways around them. The agreement provides for a committee of 4 directors, 2 from each condo, who run and manage HPGR. The funding formula is that 435 will provide about 2/3 of the costs of running/maintaining the common areas, and 323 provides the remaining 1/3.

The swimming pool is located on 323 land with the tennis courts situated on 435 land. Under an easement agreement, a legal right between the 2 corporations allows the owner of one property the use of adjacent property. The easements allow 435 residents to use the pool and 323 residents to use the tennis courts. Both enjoy common walkways and their landscaping.

The initial agreement was prepared before 80 and 100 Quebec were built. The actual layout of the buildings changed a bit from the original plans. There was a major change when the new tennis court was built between our two buildings (remember when it used to be where 20 Gothic is now?). The two

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condos have co-operated from time to time in adapting to these changes. The legal description of the current agreement is provided under Bylaw 11 dated October 3, 2012 and an Indenture Agreement dated August 12, 2012. You can view these documents on the YCC323 website: <http://ycc323.com/>

So the next time your suggestion appears to be ignored or takes a long time for a response, please remember that there are additional layers of approval required. After review by our own Board, the request must be reviewed and approved by the HPGR board, thus adding time and, in some cases, frustration to the decision making.

Third and Last Call:

Last call for a new Editor (or a group of Editors) for **VIEWPOINT 50 – A YEAR IN REVIEW**. This publication is issued once a year, in December. If you are interested in volunteering as an Editor, please leave your name at the Management Office, and the Communications Committee will get in touch to arrange an information meeting, pass on templates, etc.

This position relates to **VIEWPOINT 50 – A YEAR IN REVIEW** only. It does not relate to *What's Happening* at this time.

Riddle: what is a publication without an Editor?

Energy & Recycling Committee ~

Overall the use of our blue recycling bins is good, but there is always room for improvement. Please take bigger items, such as microwaves and fans, and other electrical items, to P1 where they can be disposed of appropriately. Until the Province implements changes to the Blue Bin system, black plastic is not recyclable through this program. Clean black plastic food containers will be accepted at the service desk at the Sweet Potato on Vine Street if you wish to take them when shopping in the area.

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Did you know . . .

That it is perfectly acceptable to use newspaper or brown paper bags to wrap your green bin items, instead of plastic bags.

If renovations are being planned, a quick phone call to Habitat for Humanity will enable you to determine whether or not your kitchen and bathroom cabinets are acceptable for donation.

Unwanted/excess furniture items may be donated to various charities e.g. Habitat, Furniture Bank, Salvation Army and Value Village.

Your daily newspaper could be passed along to a neighbour after you have finished reading it. Magazines may be left in our library for others to enjoy.

Broken china, metal coat hangers and unwanted electrical cords are not recyclable and should not be placed in the blue bins.

The Energy Committee has received a request for books in good condition for use in a local hospital library. These can be hardcover or paperback. If you have any to donate, please call Lena at 416-200-5132.

Landscape Committee ~

What a great summer we had! The planning and work we did this spring has rewarded us with lots of colour and beauty. The four planters in front of the building were made uniform giving our building a more stylish entrance. At this time of year these planters are a feast of burgundy, purple, green and chartreuse.

The extensive groundcover at the Gothic/Quebec corner was aggressively pushed back and replanted with clusters of shrubs complimenting existing shrubbery in other parts of our landscape. This holistic approach was again repeated with the addition of colourful native perennial species such as Rudbeckia, Echinacea, Butterfly Weed (great for attracting monarch butterflies) and grasses.

But landscaping is more than just colour. The young trees planted on the property recently are all thriving. The Redbud planted by the driveway entrance

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will complement the existing Redbud on the north side of the driveway. The two oaks trees planted on the Gothic side and the two young silver maples and the ginkgo planted by the City two years ago have really benefitted from the generous rainfall this summer. We have made headway on the weeds and general tidiness of the gardens and these will continue to be a focus moving forward, making our city garden the splendid oasis that is the envy of the neighbourhood.

Social Opportunities at 50 Quebec ~

Now that summer is almost over, it's time to re-commit to one or more of the many social opportunities offered at 50 Quebec. Here is a list of regularly scheduled events.

Book Club ... normally meets every third Tuesday of the month, at 7:30 p.m., in The Meeting Place.

Bridge Club ... meets in the Library every Tuesday at 1:30 p.m. All players of whatever level are welcome.

Euchre Club ... meets in the Library every Wednesday evening from 7:30 to 9:00 p.m. New members are welcome; a basic knowledge of the game is helpful but not necessary.

Exercise Classes ... meet in The Meeting Place on Friday afternoons, starting at 12:30 p.m. Free to all our residents.

Linedance Club ... meets in The Meeting Place every Tuesday at 1:00 p.m. and every Thursday at 7:00 p.m. All are welcome to dance (Country, Latin and Ballroom) with us.

If there are other group activities that are open to all our residents and are not listed above, please send a note to the Webmaster at webmaster@ycc323.com and they will be included in upcoming editions of *What's Happening*.