

~ *WHAT'S HAPPENING* ~

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



The Board

President's Update ~

Greetings from the Board of Directors!

It's still winter! Some of us enjoy walks in snow covered High Park, others enjoy skiing and many of us are just happy to remain at home in our cozy and active building that is 50 Quebec. Our committees and clubs sure have plenty of programs, events and activities to keep us entertained and moving about.

To help us plan ahead and give you an overview of things happening in our Meeting Room and Library each month, our Manager and the Communications team is working on a monthly calendar. Keep an eye open for the monthly **Activities and Programs calendar** outside the management office on the electronic screen.

Since our last *What's Happening* newsletter in September, a few changes have taken place. Importantly, the board welcomed a new Property Manager, **Karolina Kossakowska**, who began work in our building last November 2019. As you can imagine, her last 4 months have been busy and action-filled, starting with the daily maintenance matters, getting to know the building and us the residents, plus dealing with several unexpected maintenance challenges. We had to deal with several water leakage problems, busted pipes in the garage and replacing water valves, shutting off hot/cold water for the day, and a number of other items.

However, Karolina tells me that she absolutely loves our building and is totally enthusiastic and delighted meeting our many welcoming residents. I too

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have gotten lots of positive feedback and comments that residents are pleased to receive quick attention to their concerns and issues.

We have a few items that we are currently working on. We heard from many residents that they were pleased with the new windows and that things are much quieter and warmer now. However, several residents have reported condensation on the newly installed windows, specifically the sliding windows. Our manager has discussed the issue with AWD, the window installer, and they have examined several of the affected sliding windows to determine possible causes. Interior humidity levels may be the culprit in some units. It is recommended to temporarily open windows slightly to allow for air movement. Additionally, management will retain an independent company to assess air leakage.

Our elevators were on everyone's mind late last fall due to several unexpected and unfortunate incidents. Following that, the board retained an Elevator Engineering company to do a full assessment of all three elevators. We have good news: our elevators are generally very safe and in good condition. What was identified and recommended was an increase to the regular monthly maintenance by our elevator company. Elevators in general are complex mechanical devices and occasional incidents may occur. Management will shortly provide an information page on what to do should an incident occur.

To conclude our final **windows replacement project** for the building, the remaining accessible windows for risers 2,3,5,7 will be replaced in August this year. The main floor windows including the lobby, office, meeting and games room will follow in late fall.

Finally, looking into the more distant future over the next 24 months, I'm sure many of you are happy to hear that the board is looking into the replacement of our building's old Heating and Air-Conditioning (HVAC) system. It will be a huge but welcome project!

Enjoy the rest of winter and Happy Spring!

P.S.: Pool opens on June 6th!!

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Property Management

It has been a wonderful few months meeting you all!!

This is the third building that I have had an opportunity to work in, but the warm and welcoming atmosphere that residents of 50 Quebec have is beyond compare. This community pulls together, from all of the work that residents and the board put in, through the committee activities to the special events that continue to surprise and delight people.

Maintenance Items

In the next few months, many building maintenance items such as carpet cleaning and window washing will commence. As for the garage wash, this will be done once this year, as many of you already know the parking consideration procedures have changed. It has become quite difficult for residents to be approved by the City for the street parking permit. Not to worry – once a date is set, I will be sending notices around outlining all of the necessary steps to accomplish this.

Swimming Pool

As for the Summer months, the pool will open the first weekend of June, and will run through the Labour Day weekend. It will be open 7 days a week from 10 am to 9 pm for June and July, and 10 am until 8 pm for the month of August and into September. A clearer notice will be sent prior to the opening of the pool, along with a reminder to all to abide by the pool rules that are outlined in the entrance to the pool deck area.

Please don't hesitate to stop by the office if you have any inquiries or questions.

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The Committees

Art Committee & Special Events Group ~

After receiving many positive comments from the residents, we are encouraged to mount more shows. Due to the recent limited response from the photographers, in future we will display paintings and photographs together in all exhibits.

We attribute the lack of photos for the last show to changing times, namely that photographers nowadays do not print their work but keep it in their computers. If resident photographers would just print out a few favourite photos, we do have a number of frames on hand that can be used for display purposes. We have the frames, you have the photos, let's get together and exhibit!

Following is a list of upcoming shows and events that the Art Committee and Special Events Group will be pleased to bring to you:

- March 14 New Art/Photo show will be mounted
- March 15 Special Event for show opening: Beer Tasting Evening
- April 9 Children's Art show will be mounted
- April 11 Children's Easter Egg Hunt
- Sept. 7 Labour Day Picnic beside the Pool
- Sept. New Art/Photo show will be mounted
- Dec. Hot Chocolate with Santa
- Dec. 31 New Year's Eve Celebration

Calling all parents and grandparents

The Special Events Group recognizes that we have younger families now living here. We would like to have some children's activities and therefore ask for volunteers to come with your ideas and your help. Please leave your name, phone number and apartment number in the office, and we will contact you.

CHEERS!

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Have a great picture you would love to share in *Gallery50*? BUT it is stored as a digital image only?

There is a relatively inexpensive option to obtain a printed copy.

Walmart provides a printing service where you email the JPEG for printing. Size and gloss or matte finish options are chosen, along with the options to perform final edits. You are notified upon completion, and you may pick up the final product or they can be mailed. (Other stores probably offer the same service.)

Should you wish to pursue this option, Lena (416-200-5132) can offer advice on size and paper that would display your work the best.

Communications & Website Committee ~

Recent headlines - TV, radio, social media, newspapers – have emphasized the alarming increase in home and apartment fires. These “accidents”, after extensive research, are very often the result of careless activity that could/should have been prevented: cigarettes, stove or oven not attended to, space heater placed in direct contact with flammable material or lack of attention to young children at play.

You may be aware that Toronto Fire has greatly increased their fire prevention strategies. The fire code has been strengthened, including hefty fines and penalties for noncompliance. On site investigations of rental apartments and condominiums have been increased, with our building receiving a recent audit. Management has attended to any concerns detailed in the audit – e.g. door closers on all apartment doors.

The Health and Safety Committee, working on behalf of the residents, produced several brochures and videos addressing fire safety and safety and security issues within the building. The Fire Safety and the Safety and Security handouts were developed specifically for this building and were reviewed by the Fire Services and Police Services respectively. There is additional information available on our building’s website for review, such as the use of the defibrillator (located in the lobby), what to do if you fall, etc. We strongly suggest you link to the website - <http://ycc323.com/handsbrochures.html> - for a review.

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In the spirit of community and communications, you are encouraged to offer comments and suggestions that you feel would improve the safety of all our residents and visitors.

Energy & Recycling Committee ~

Our use of the various recycling venues within the building continues to increase. This is a good news story for all. The less garbage we generate the lower are the yearly collection fees billed to our corporation by the city.

A couple of reminders about what can, and cannot, be recycled at the present time in the City of Toronto:

- * Wire dry cleaner hangers are considered garbage. They should be disposed of with your regular garbage or returned to your dry cleaner.
- * All disposable coffee cups are not recyclable at this time. Please do not put them in the blue bins.
- * Unwanted plants and soil may be put in the green bins.
- * Please flatten all cardboard boxes before putting them in the blue bins. This creates more space for other items in the blue bins. Larger boxes need to be taken down to the disposal room.

Do you have old smart phones in need of a new home?

CNIB has initiated a program whereby phones are collected and refurbished for use by the visually impaired to assist with daily activities. A tax receipt is issued for the value of the donated phone.

More information on how to donate your phone is available on the CNIB website:

www.phoneitforward.ca

Landscape & Gardening Committee ~

The Landscape and Gardening Committee has been busy over the fall and winter continuing its plans to make our building look terrific all year. Some of the things we can all look forward to in the spring include:

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- More tulip and daffodil bulbs have been planted along the walkways, the elevated beds in front of the building and along the tennis courts. Look for the giant blue Allium Bulbs that will dot the property.
- We will continue to expand our mass plantings of long-flowering native species that are beneficial to bees, butterflies and birds. As part of this, some of the tired euonymus and Virginia creeper will be cut back or removed in the spring.
- Given the success of the fall purple asters, look for additional plantings along the edge of the border on Gothic.
- At the driveway entrance you can look for the redbud to flower this year as well as a hardier hosta planting around the Entrance sign.
- The perennial beds are expanding so there is less room for annuals. But the plan is to add colourful annuals where needed such as purple lobelia, white alyssum and geraniums.
- We are now looking to add another blue spruce in the south garden and working with the city for additional trees along Quebec Avenue.

Last but not least, we will be installing signs asking people to keep their dogs off our property. Weeding, day-to-day maintenance and tidiness will continue to be a priority.

Library Committee ~

A big thank you to all those who have recently made donations. It is especially encouraging to see that the “Under 16” section continues to grow.

Some folks have asked recently about what they can contribute.

We are always happy to receive books, magazines, dvds, and puzzles and games that are complete and in fine condition.

As our available space for new materials is quite limited, please do not leave:

- Books and magazines that are in poor condition – torn pages, broken spines, stained, etc.
- Magazines that are more than 6 months old
- Non-fiction that is stale dated or no longer relevant, such as a 1984 travel guide or “How to use a Commodore 64 Computer” (!)
- Vcr tapes.

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Neighbours Committee ~

Neighbours is continuing with their winter program of Wednesday teas and Sunday movies. We are also planning a potluck lunch for May. Our new initiative on Oscar Night was well attended and we hope to continue for next year's awards.

We are always looking for new members, new ideas and presenters for our afternoon teas. Check in with the Management Office.

Social Opportunities at 50 Quebec ~

With summer on its way – well, okay, we'd like to see spring first – it's time to come out of hibernation and get engaged with your neighbours through 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*.