

WHAT'S HAPPENING?

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



The Board

Exterior Painting and Coating ~

The painting of the metal panels and the coating of the concrete is now underway. We have tested the paint and coating on one of the lower units. The painting of the garage entry area has been completed. Have a look. And sorry, the colours have been bulk ordered and cannot be changed.

As this is an outdoor project, it will very much depend on the weather. If it's too hot, the paint will dry too fast, break and fail to bond; if it's too wet, the paint will not adhere. So let's hope for a mild and even summer.

During the time the cleaning and painting activities are under way, unfortunately some temporary disturbance and interference with the enjoyment of the balconies will be an unavoidable side effect. However, all work should be completed within a reasonable time and you can freely enjoy your freshly painted and washed balcony again. All the work will be undertaken at two risers at a time, e.g. all 08 and 06 units at the same time, moving from the top to the lower floors. It is anticipated that the project will take from July to mid-September.

The balcony panels will be power washed with high pressure hoses, loosening and removing loose paint and debris. The contractor will power wash all units of a "riser" within a day. Painting will take longer and will be done over a number of days.

During the power washing, please keep your screen door and balcony door tightly closed. It is recommended that you remove everything from the balcony or at least cover it securely while providing free access to the panels. Panels close to the balcony will be washed from the stage. Panels further away (e.g. all 03, 04, 05, 06 units in a riser) need to be done from the balcony itself. For this purpose, pigeon nets need to be removed or raised to provide access. Regrettably there can

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be no exception; otherwise we void the warranty. Remember the balcony is a common area you have exclusive use of, and access to it for repair purposes etc. has to be provided.

As a positive side effect, the power washing will remove most remaining caulking debris left behind.

The panels will be painted with three coats of paint. There has to be about one day drying time between coats. Therefore painting may be done in three passes but not necessarily on consecutive days. Coating the exterior concrete will be a separate pass. Expect that painting activities will be going on as long as the stages are in front of your balcony's riser.

Please Note: While work is being done on your balcony it's important to understand that your balcony area becomes a work area and falls under the rules of the *Workplace Safety and Insurance Board*. You should not be on your balcony during that time and your balcony door must be closed. Should anything happen while chatting to the workers, you may end up being held responsible for any accidents. As well, trying to cut the safety ropes is considered a criminal act.

Balcony Doors ~

The doors will be ordered for an early fall project start. We may have to install the doors in two phases with a break during the winter months.

We can choose between two colours for the inside of the door. Your colour choice will apply to all the doors within your unit. We will send out a questionnaire for your choice of door colour. At contract time we will identify available door handle styles.

A limited number of units have double balcony doors installed by their owners. Make sure Isan is aware of your double doors. The contractor will remove the doors and leave them on your balcony. You will have to re-install them at your own cost. We will provide you with the name of a contractor who can do the job. If you do not want the old double doors re-installed, the vendor will remove them with the other doors – just let Isan know and mark the doors accordingly so the contractor knows what to do.

Emergency Generator ~

The tender has been sent to qualified vendors. We will receive the bids next week and the contract will be awarded this month. We will have better estimates

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of the timelines as soon as the contract has been awarded, as the generator is built to order.

Landscaping ~

The landscaping close to the building will be delayed until fall when all stages should be gone. In the meantime the landscaper will concentrate on attending to last winter's severe damage and finish rejuvenating the south side landscape.



Property Management

Pigeon problem ~

The architectural design of our building offers many attractive areas for birds. While pigeons are beautiful creatures, once they start roosting and loafing on balconies they can affect the enjoyment of our units in undesirable ways.

General Impact - The bird's droppings and nesting material on balconies creates a negative image as well as a health concern. Droppings can also be tracked into the units and can cause slips and spills.

Diseases - Birds, droppings, and nesting materials can pass diseases.

Damage - Droppings are acidic and eat through paint, fabric, plastic and other materials. Accumulations of droppings and nesting materials clog drains and damage roofs.

Image - Birds and droppings present a negative message to our residents.

Recurring costs - Ongoing cleanup and repair of bird damage costs time and money.

Please ensure that pigeons are not allowed to land on, or build nests on, your balcony. The bird problem can be eliminated by closing the birds completely off from this area utilizing netting; for more information on this solution, please speak to the Management Office.

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Pool Water Temperature ~

A number of residents have had questions regarding the pool water temperature. It is difficult to satisfy all swimmers because the desired temperature varies according to individual preferences.

Water temperature for outdoor pools can range from 75F to 85F (24C-29C). We follow the City of Toronto recommendation for water temperature used for outdoor pools, which is 82F-85F (28C-29C). Higher temperature will increase the water evaporation and it can have an effect on pool maintenance.

One of the purposes of a swimming pool is to provide refreshment on hot days, and the water temperature that does this for the majority of swimmers is the one that will apply.

The life guards are not allowed to change the water temperature. Any complaints about water temperature must be made in writing to the management office; verbal complaints will not be accepted.

In any case, intemperate language is unacceptable and will result in suspended pool privileges.

Bicycle Storage ~

As our many cycling residents are aware, bicycle storage space is at a premium in this building. When the building was planned over 35 years ago, the architects did not contemplate space for storing bicycles either then or in the future.

We are peddling as fast as we can to accommodate the current proliferation of bicycles. All the bicycle storage areas we have created over the past few years are completely full, and more space is constantly needed. Residents have tried to solve the problem by using the passenger elevators to transport their bicycles to their own units, and storing them on the balconies, which is against the rules of this condominium.

The good news is that the Board has managed to create one more bicycle storage enclosure from two open spaces on the P2 level. If you have been waiting to be assigned space in a bicycle storage area, please speak to Isan and he will show you how to access the enclosure.

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Potted Balcony Plants ~

If you have potted plants on your balcony and wish to dispose of clean soil, please dump your pot on the north side of the building near the small lattice fences. This is an environmentally friendly way to recycle the soil and is also good for our gardens.



The Committees

Grenadier Square Development Committee ~

The High Park Coalition (HPC) has worked extremely hard for over a year to oppose the Grenadier Square Redevelopment on Quebec and High Park Avenues, proposed to be two 26-storey condos. To date, HPC has achieved great results and the support of the City of Toronto Planning Department, the Etobicoke York Community Council, and City of Toronto Council. Attendance at public meetings at local schools, signing of a petition in opposition, and e-mails and letters sent to the City, all demonstrate overwhelming endorsement by the Community.

The next step is the hearing at the Ontario Municipal Board (OMB) that begins on September 8th. More funding is required to retain professional support (lawyer, urban planner, etc.) for HPC at the hearing. As part of its fundraising, HPC is holding a **GARAGE SALE**. Here are the details, as provided by HPC:

Do you have a picture frame you've never used, extra kitchen items, costume jewellery, or a pair of skates hidden in the back of your closet? Give your items a new home in support of High Park Coalition!

On Saturday, July 5th (rain date July 6th) the High Park Coalition is holding a community garage sale in the Visitors Parking Area at 50 Quebec Avenue. We're looking for gently used or new items to sell in order to raise money to support our efforts at the Ontario Municipal Board hearing this fall. We ask that all donated items be in working condition, and regret that due to space constraints we cannot accept large, oversized furniture.

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Donations will be accepted at the ground floor meeting room at 50 Quebec Avenue on Friday, July 4th from 2 p.m. to 4 p.m. and 6 p.m. to 9 p.m. If you are unable drop your items off during this time but wish to donate, please contact us at info@highparkcoalition.ca.

Come to the Sale to Shop - Saturday July 5th from 9:00 a.m. to 3:00 p.m.!

Your ongoing support is greatly appreciated.

Health & Safety Committee ~

Exercise Classes for Seniors (free classes for adults 55+) are now underway in our Meeting Room. There is a limited amount of space still available. If you are interested, please call 416-243-0127, ext. 237, to register (which is required before attending classes). Upon registration, a participant's ability is evaluated by the trainer and the participant is placed in one of two categories:

- Group Seniors Fitness Class (active standing/seated exercises), given Wednesdays from 1:00-2:00 p.m. and Thursdays from 1:30-2:30 p.m.; or
- Fun Therapeutic Prevention Class (gentle seated exercises), held Wednesdays from 2:00-3:00 p.m. and Thursdays from 2:30-3:30 p.m.

This is an excellent opportunity to work on increasing strength, balance and flexibility, and to enjoy the company of your neighbours at the same time.

Landscaping Committee ~

A group of residents from YCC435 came up with the idea of planting an herb garden in the small boxed area just north of the swimming pool, beside the stairs leading to the underground garage. With the approval of the High Park Green Recreation board (the board responsible for shared facilities and joint spaces), the landscaping committees of both condos and our joint gardener, the group have planted the garden and will be caring for it themselves. They have asked that residents of YCC323 be told they are very welcome to share the herbs.

If all goes well, this is a project that may continue next year.

Since this was not part of either condo's landscaping budget, the group used their own money to start the garden. If you would like to help the group defray their costs, please send an e-mail to myrettepc@sympatico.ca.

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Library Committee ~

There is a constant flow of books, both into and out of, the condo library.

The Library Committee continues to sort returned books and new donations. These are left in clear view for library users to spot easily ... before being shelved in assorted categories - fiction, mysteries, biographies, reference and self-help, etc. Fiction and mysteries are kept in alphabetical order - by author.

Some books (e.g. duplicates) are given to "Book Ends" - a second-hand bookstore (located at the Reference Library) that supports literacy programs.