

## WHAT'S HAPPENING?

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



*The Board*

### **Emergency Generator ~**

The new generator has arrived and is being connected. All work should be completed by early August. The unit will be fenced in and in addition be shielded by trees, shrubbery and plants.

### **Balcony Painting ~**

A number of owners have signed up for the group discount on the balcony painting. Painting will start as soon as we have solicited a number of quotes. This will reduce the number of unpainted balconies, and add to the improved look of our building.



*Property Management*

### **Tips for Conserving Lighting and Electrical Energy ~**

- Consider low wattage light bulbs and fluorescent lighting.
- Consider use of timers for a more efficient lighting source.
- Use energy saving features on computers, monitors, and other entertainment devices.
- Use energy efficient compact fluorescent bulbs.
- Place floor lamps or table lamps in a corner, as light will reflect from the two walls.

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- Ensure light bulbs and fixtures are clean, as dust or dirt can reduce the light that is being emitted by more than 10%.
- Install a light dimmer – an incandescent light dimmed by 25% can save 10% on energy use and extend the life of the bulb.
- If you replace 25% of the lights in high-use areas with fluorescent lights, you can save about 50% of your lighting costs.
- Reduce lighting where possible.
- Make sure that you turn off all lights as you exit rooms.

### **Tips for Conserving Water ~**

- Repair leaking faucets by installing new washers.
- Consider the use of a low flow toilet as these can reduce flow by up to 12 litres per flush.
- Resist running hot water continuously while shaving or brushing teeth.
- Shorten showers in order to reduce hot water flow.
- Keep a container of drinking water in the refrigerator to avoid running the tap unnecessarily.
- Do not use toilets for disposing of trash or waste paper.
- Put a lid on your pot while cooking or boiling water.
- Take showers instead of baths. A bath can waste over 16 litres more water than a shower.

### **Annual Planning Guide Items ~**

The following action items are scheduled for August: exercise room maintenance.



*The Committees*

### **Common Area Redesign Committee ~**

The Lobby Project Team discovered that the exact furniture shown on the designer's board was not available in the specs that are required (based on feedback through the voting/survey), so we have been sourcing other comparable

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chairs and sofa from a number of stores. The overwhelming choice of the majority of residents was leather furnishings in a taupe/tan colour with wood trim. Residents also indicated that they want arms on the sofa, and higher arms on the chairs, to enable getting up more easily. We finally found chairs and a sofa that are very close to what was shown in terms of taupe leather with wood trim, with supportive arms. Most importantly, we tried them out and they are comfortable!

The tender documents have been issued and the contractors are busy “sharpening their pencils”. If you passed through the lobby on Thursday and saw a number of strangers staring at the ceiling, knocking on the walls and stomping on the floor, those were the contractors who were invited to bid. The closing date for the bids is August 14<sup>th</sup>, and the winning bidder will be notified soon afterwards.

We will be in receipt of a construction schedule shortly after the winning contractor is chosen, and will keep you informed of progress through *What's Happening*.

### **Grenadier Square Development (ad hoc) Committee ~**

After more than 11 months of deliberation, the OMB has rendered a decision in favour of the developer, High Park Bayview Inc., to construct two 25 storey buildings. These buildings will be situated where the existing townhouses are at 51-77 Quebec Ave and 40-66 High Park Ave.

The High Park Coalition has stated they will be meeting with their lawyer to determine what options if any are available now and how they should proceed.

If you have any questions, please email: [info@highparkcoalition.ca](mailto:info@highparkcoalition.ca)

### **Joint YCC323/435 Barbeque (ad hoc) Committee ~**

Great news! This year for the first time we are organizing a joint BBQ event for residents of 50, 80 and 100 Quebec.

All residents are invited to a joint BBQ in the courtyard between 80 and 100 Quebec on Friday, September 10, 2015, from 5:00 to 7:00 pm. There will be food supplied by M & M Meats, music, and face painting and henna. Please register at the office to receive your free tickets (one per resident, including one per child) before September 1, 2015.

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### Join Us For Our First Joint YCC 435/323 Barbecue!



Have fun, eat, and get to know your neighbours!

Barbecued meats\*, salads and water provided by M & M Meats

Desserts provided by the organizing team

Bring your chairs and/or blankets, and any drinks other than water (BYOB)

Activities include: Professional Face Painting and Henna, plus Musical Entertainment!!

Date: Thursday, September 10, 2015

Time: 5:00-7:00 pm

Location: Central Courtyard (between 80 & 100 Quebec) and gardens

Interested in attending?

Please register with the

Management Office (Isan) by Sept.1 and pick up your tickets before Sept.8.

We are looking for volunteers!

Ticket takers, set up and clean up and musicians

Please contact either Pauline Tel. 416-766-5767 or Elisabeth Tel. 416-924-7943

by Sept. 1

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\*Hamburgers, hotdogs & veggie burgers. Veggie burgers must be pre-ordered when you register.

