

WHAT'S HAPPENING?

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



The Board

We trust everyone is having a beautiful and relaxing summer. Despite the sunny weather your board has been working away happily on your behalf.

Emergency Generator ~

The installation of the new generator has slowed down somewhat. We have concerns about the air exhaust tower on top of the enclosure and the routing of the diesel exhaust. We are working with the engineers, contractors and subcontractors to get the exhaust section reconfigured. The anticipated completion date is expected to be mid to late October.

Painting of Balconies ~

A number of owners have signed up for the group discount for the balcony painting. Our painter (who has painted a number of balconies in this building) has returned from his holiday and was so relaxed he gave us pretty good prices. If you are still ready to have your balcony painted, please contact Isan for further information and specific pricing; he will then put you in contact with the painter to ensure that you get the discount price.

Balcony Ponding ~

The Board has been inundated with complaints from our long suffering residents about their waterlogged balconies. Now that we are actually able to open our wonderful new balcony doors, it's also an excellent time to tackle the standing water problem. We commissioned an engineering study that identified three key problems:

1. the openings of some drainage pipes are set too high so that the water cannot drain;

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2. the wear and tear of years of going in and out created indentations in front of the doors where water can pool; and
3. some of the balcony floors also slope inward and hence water collects towards the wall.

The board is now looking into retaining a contractor to drill new drainage holes so the worst of the water can drain off quickly. With some luck we hope to get this completed by late fall. The Board will evaluate the impacts next spring and based on the result decide what to do next, including how to make it easier to clean the rough surface.

Annual General Meeting ~

This year's Annual General Meeting will be held on Wednesday, October 28th, 2015. Two director positions are up for election. One of them is for the owner-occupied position. Watch for postings re the nomination procedures. We have established a Nomination Committee which is working to identify candidates who have skills and abilities they wish to share with the YCC 323 community through board membership. The Committee is planning an information session for all interested on Tuesday, September 15th. There will be a "Meet the Candidates" session at the next Meet the Board meeting on Tuesday, September 22nd in the Meeting Room. Watch for reminder postings in the elevators.

Summer BBQ ~

A very important date on our calendar is the joint BBQ with 50, 80 and 100 Quebec on September 10th. We hope that you kept the date open, that the weather co-operates, and that a good time will be had by all. The board thanks the organizing committee lead by Judy Cole, President of YCC435, Pauline Walsh and Elisabeth Bihl for putting it all together. Details can be found below under the **Joint YCC323/435 Barbeque Committee** report.

Lobby Renovation ~

The board has approved the contractor for the lobby construction. As soon as we have signed the contract and the contractor has assembled his crew, work will commence. See details in the **Common Area Redesign Committee** report.

Underground Parking Spaces ~

There has been a noticeable increase in the number of parking spaces being used to store various items (other than cars!). Please remember that parking spaces

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are for the exclusive “storage” of residents’ vehicles only. Your assistance in keeping this common element area clear of clutter would be much appreciated.



Property Management

Swimming Pool Hours ~

The end of summer, or rather the beginning of autumn, has arrived and that means that the swimming pool will soon be closing. The last day of the regular season will be Labour Day (Sept. 7th), with one final weekend opening on Sept. 12th & 13th. Depending on the weather, we have an option with Superior Pools to provide a lifeguard for Sept. 8th to 11th inclusive; however, the hours would have to be restricted to 1:00 p.m. to 7:00 p.m. daily due to a smaller pool of lifeguards.

Rogers Bulk Cable Services ~

We are pleased to report that, after discussions with the cable companies supplying our area, the YCC 323 Board of Directors approved renewal of the bulk TV Cable agreement with Rogers for another 5-year term, beginning on January 1, 2016.

This bulk agreement entitles all of our residents to receive the Rogers digital VIP television package at significant discount (40 %) on market rates, which is included in the monthly condominium fees.

Our bulk agreement includes the following:

- Each suite is entitled to use up to 2 Standard digital terminal boxes.
- An option is available to upgrade 1 Standard to 1 High Definition terminal at the rate of \$12.95 per month minus our bulk agreement discount of \$3.99.
- Residents also have the option to upgrade 1 Standard digital box to an HD PVR terminal for \$24.95 per month minus our bulk agreement discount of \$3.99.
- The basic VIP package allows us to receive up to 400 channels and to access 26 Time Shifting channels from different time zones. As well, residents receive free of charge access to 40 digital music stations.

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- Some of the residents currently have 3 Standard boxes; Rogers is asking that one box be returned to avoid extra charges as per terms of the new agreement.

Please note that all residents must contact Rogers Cable directly to obtain new terminal boxes or PVRs (if required), to set up an account with Rogers or for any technical or billing issues. Unfortunately, property management office staff is not authorized to make these calls or inquiries on your behalf.

Annual Planning Guide Items ~

The following action items are scheduled for September: pool closing, dryer vent cleaning, HVAC boilers start-up, AGM preparation and mailings.



The Committees

Common Area Redesign Committee ~

From amongst the four bids submitted by contractors, the Lobby Project Team chose the one that came closest to meeting our requirements, and the Board of Directors approved the choice at their August meeting. Our Project Manager is currently negotiating the exact terms of the contract. One important aspect of the negotiations is how soon the contractor can put together his team of trades and start work on the lobby. We are looking forward to receiving the contractor's proposed schedule, and will keep you informed of progress through *What's Happening*.

Communication & Website Committee ~

We are very pleased to announce that we will be introducing an additional communication tool for our building: **Digital Notice Boards**. One new notice board will be installed in each elevator, replacing the current notice cabinets. In addition, a 42" monitor will be situated opposite the mailboxes in the lobby as part of the lobby renovations.

Unlike commercial buildings that utilize this format, our monitors will not display advertising. The content of information displayed, such as notices from the

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Board and Committees and updates from Management, remains in the hands of the building. The transmission of information will be controlled internally through the management office and can be changed or updated frequently, daily if needed. Other options such as time display and weather information are under consideration.

Health & Safety Committee ~

At our most recent meeting, the Committee received a report that cars have been speeding in the underground parking. This is a definite safety issue as there are a number of sharp corners and potential blind spots. The management office has been notified and is looking into the placement of mirrors and other traffic aids. Please remember that the speed limit in the underground garage and all common areas is 5 K/h.

The Committee would like to request residents to be aware of safety hazards and to report them immediately so that they can be rectified. Safety issues should be reported to the management office, or passed on to a member of the Health & Safety Committee for follow-up. To borrow a phrase from the recent PanAm/Parapan Am Games, “see something, say something”!

We welcome residents to attend Health & Safety Committee meetings, to contribute ideas and/or concerns related to health and safety issues within the building. The next meeting is scheduled for Wednesday, September 30th, at 11:00 a.m. in the Meeting Room.

Joint YCC323/435 Barbeque (ad hoc) Committee ~

REMINDER ... BARBEQUE NEXT THURSDAY, SEPTEMBER 10TH!

Our first joint barbeque is being held in the courtyard between 80 and 100 Quebec. Come and enjoy the food (supplied by M&M Meats), the entertainment (4 great musicians, face painting and henna), and an opportunity to chat with your neighbours. The Committee leaders extend many thanks to the residents who have volunteered to help.

There is still a limited number of tickets available; please speak to Isan to register and pick up your (free) tickets right away – deadline for picking up tickets is September 8th!

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Landscape Committee ~

Next time you are walking in the neighbourhood, take a stroll from Quebec Avenue along Gothic, past the garage entrance to the first house. You will see that the old rotten wooden ties that once held back the earth of the Gothic garden are gone! Now the whole length of our gardens from Quebec to the first house is bordered by stone bricks aesthetically and carefully placed by our landscaper, Wayne Hudson. The effect is complimentary of the beautiful terrace gardens. The once entanglement of bushes is now replaced with large rocks placed carefully to ensure the security of the sloping hill and for safer exiting from the garage. The total project has taken a few years, but the diligent work of our Landscape Committee and our talented Landscaper, Wayne Hudson, has added a beautiful asset to our property.

Neighbours Committee ~

The next meeting of the Neighbours Committee is Tuesday, September 8th at 11:00 a.m. in the Meeting Room. We will be discussing plans for upcoming events. All are welcome.

Book Club ~

The Book Club welcomes reading fans to our monthly meetings, held on the third Monday of every month, beginning at 7:30 p.m., in the Meeting Room. For new members wishing to join us on September 21st, the Book Club will discuss *All the Light We Cannot See* by Anthony Doerr.