

WHAT'S HAPPENING?

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



The Board

Fall has officially arrived. The heat has been turned on. I trust everyone had a beautiful and relaxing summer with lots of good memories to carry you through the coming long winter.

Annual General Meeting ~

The annual AGM will be on Wednesday, October 28, 2015. Two director positions are up for election. Two owners with excellent skills and abilities have been nominated as candidates to be elected to the Board. The nomination committee held a Meet the Candidates session on Tuesday, September 22nd and owners had an opportunity to chat with the candidates before the election. Please exercise your right to vote by either attending or, if you cannot be at the AGM, signing and leaving your proxies with Isan.

Summer BBQ ~

The joint BBQ of 50, 80 and 100 based on all the comments appears to have been an unmitigated success. A great time had been had by all participating and everyone enjoyed the food and music. Some people even danced to the music until dusk and the event was blessed with perfect weather. Please see the expressions of gratitude from both Boards elsewhere. There is serious consideration to hold it again next summer. Talk to your Neighbours Committee member and encourage them. See their report elsewhere.

Garage Usage ~

We have a 5 K/h speed limit throughout our underground garage. Please stick to it; we have a number of older people using the garage and not everyone will be able to jump out of the way of some wannabe race car drivers.

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Lobby Renovation ~

Good news, the construction of the new lobby is finally under way. The noisiest part of the demolition was completed in three days. From now on you will see the new lobby progressively taking shape. Management and the Board have weekly construction meetings making sure everything progresses smoothly and on schedule. Soon we will enjoy a brand new lobby.

Emergency Generator ~

The installation of the new generator is currently on hold. We are waiting on the delivery and installation of the reconfigured exhaust section. The latest estimate for completion is mid-November.

Balcony Painting ~

Our painter has returned from his holiday and balconies are being painted. If you plan to have your balcony painted please check in with our manager Isan.

Balcony Ponding ~

Management has decided to delay the balcony repairs to next spring.



Property Management

Garbage, Green Bins & Recycling ~

We encourage all residents to recycle as much of their waste as possible. Not only is it environmentally friendly, but it saves us a significant amount in garbage collection costs.

Our green bin launch this spring has gone well and many of our residents are participating. Keep recycling and let's continue to make this program a success! Currently, the City of Toronto does not charge us for items disposed of in the recycling or green bins, but does charge us for all non-recycled waste material.

And as a reminder ... we regularly receive complaints from residents regarding garbage left on the floor, in the recycling bins or not fully deposited

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down the disposal chute. We ask that you ensure that all garbage, recycling and green bin material is disposed of properly.

Lobby Refurbishment Schedule ~

In anticipation of the lobby refurbishment, the mailboxes were moved to the P1 level and are easily accessible to all residents. Our contractor has completed the demolition work, and that spells the end of the noisiest part of the refurbishment. The light fixtures, mirrors and electrical wires have been removed. In the next three weeks, the wall framing, electrical and mechanical rough-in is scheduled to be done. The installation of the heat curtain and the ceiling in the vestibule is also scheduled for October. The contractor will work on Saturdays with no noise. We will keep you informed of progress through notices, letters and *What's Happening*.

Annual Planning Guide Items ~

The following action items are scheduled for October: Annual General Meeting, winterize pool.



The Committees

Common Area Redesign Committee ~

The actual construction on the lobby has started with a bang – or loud noises at any rate. Thank you to all residents for your forbearance during the demolition part of the renovations in September. We have been assured that the bulk of noisy work has been completed, and we will see the new lobby gradually taking shape over the next few weeks. Please see the item on Lobby Refurbishing Schedule (above) for a description of the work scheduled for October.

As we are now in the construction phase, the Committee has stepped aside so that the Project Manager can supervise the construction work, with help from

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Isan. The Committee will be back in the picture for the furnishing and unveiling of the lobby – before the end of the year, if everything goes according to schedule!

Communication & Website Committee ~

Our building has undergone a number of renovations and construction projects, including the one currently under way. They have been slightly annoying and disruptive to be sure, although very necessary. The following picture was extracted from the Toronto archives showing a major construction project very close to home. Do you recognize the area? A fuller explanation will be made available in the next issue of *What's Happening*. If you wish to comment, please drop a note at the office or send an email to webmaster@ycc323.com.



City of Toronto Archives, Fonds 1244, Item 7243

Energy Committee ~

As pointed out in the Property Management section (above), recycling benefits everyone, and this applies to more items than just household waste.

If you don't know how and where to dispose of unwanted "stuff", including computer equipment, the website wastenothing.ca is a gold mine of useful information. The site provides tips which fall into three categories — donating it, fixing it, or safely disposing of it, along with addresses of businesses disposing of or fixing items.

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One option for recycling used sports or camping equipment is FutureWatch EDEP, where you can arrange for pick-up or delivery, and donations over \$50 receive a tax receipt.

If you have furniture and other decorative items that you no longer need, then **Frontier Sales Furniture & Home Decor Toronto Quality Used Furniture Company** may be worth checking out. Their website outlines their procedures for determining what items they will purchase from you.

Good Will, Value Village, Habitat for Humanity and St. Vincent De Paul centres are all located close by. These charities appreciate receiving donations, in good condition, that are specific to their needs and requirements.

If we can prevent unnecessary dumping of "use able" items into the landfill sites by recycling/donating/sharing them with others who are less fortunate, then we are all winners!

Health & Safety Committee ~

The first two Laughter Yoga monthly sessions have proven to be both fun and healthy (the emphasis is on the Laughter part), and have been well-attended. The session leader has agreed to continue these sessions until the end of this year, at which time the program will be evaluated and may be scheduled for next year as well. Sessions will be held on October 21st, November 18th and December 16th, starting at 2:30 p.m. in the Meeting Room. Hope to share a laugh with you there.

Following a presentation this past spring by Sunnybrook Health Sciences Centre on safe walking, we distributed a number of reflective tags that can be worn over clothing, especially during the winter months, to alert drivers to your presence on the street. The Committee has recently acquired 20 more reflective tags, which we encourage both walkers and bicyclists to wear. If you do not already have something reflective to make yourself more visible when outdoors, please stop by the Management Office and pick up a reflective tag from Isan.

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, November 4th, at 10:30 a.m. in the Meeting Room.

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Neighbours Committee ~

The first Social Tea (and Sing-Along) of the fall season will be held on November 4th, from 2:30 to 4:00 p.m. Watch for posters coming soon to a bulletin board near you for all the details.

The next meeting of the Neighbours Committee is Wednesday, October 21st, at 11:00 a.m. in the Meeting Room. We will be discussing plans for future events. All are welcome.

Wrapping Up the Barbeque

Joint Barbecue - Words of Thanks ~

Pauline Walsh and Elisabeth Bihl, both of 50 Quebec, and I met over the summer to talk about and plan the joint barbecue between our two condominium communities. We created the framework for the event, but the success of the evening depended on the work of many people. We had an amazing network of support from different groups: our respective board, the HPGR board, management staff and superintendents, and volunteers.

Below is a message of thanks from the president of YCC323, Frank Delling. I would like to add some words of my own.

Many thanks to our superintendent Carlos who helped us by putting the elevators on and off service, so that volunteers could move tables and chairs out to the gardens and back into our party room and meeting room later that night.

I want to mention that when Elisabeth, Pauline and I met with some of the volunteers a couple of days before the barbecue, we were immediately struck by the generosity of the group, and appreciated that they had good suggestions on how to make things run more smoothly, and on where added support might be needed.

Finally, I would like to add some personal observations. I spent time walking around our gardens, watching and listening. I saw: a face painter surrounded by children and adults eager to have a little bit of art tattooed, painted or hennaed on their face, arms or legs; musicians playing to an appreciative audience who sometimes danced and swayed to the music; staff from M&M Meats preparing the barbecue and serving the meals; people in line for their meals chatting to new and old friends; volunteers serving food, helping others to find a

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comfortable spot to sit and helping to clean up; people sitting at tables, on the grass and retaining walls and even on their patios and balconies, talking, listening to music, eating and drinking, laughing and having a good time. On a beautiful evening, there was so much going on and it was a fantastic feeling to be part of this event.

Many thanks to everyone who volunteered at our joint barbecue, and to those who came and provided such positive energy throughout the evening.

Judy Cole
President YCC435

BBQ Thank You ~

I would like to extend a big thank you to the BBQ planning committee, Judy Cole, the President of YCC435, Pauline Walsh from the 50 Quebec Neighbours Committee and volunteer Elisabeth Bihl for the excellent community effort. The BBQ was an outstanding success and blessed by excellent weather. Accolades continue to come in.

This was a highly successful community event organized by residents for residents. People from the three buildings who had never met before were having fun mingling with each other, talking to each other, sitting together and eating together. Everything came off without a hitch, the food was good and we did not run out.

The party would not have been the same without the volunteer musicians who kept us well entertained. The musicians proved to be excellent entertainers with amazing musicianship. They played, to everybody's delight, until dusk. People were dancing in the aisles to the very end. A heartfelt thank you to all!

The volunteers from all three buildings did an amazing job in setting the up the site, keeping it clean throughout the event and impressing us all with their unobtrusive manner. This was the first time that we had volunteers from the three buildings working together for a social event. A big thank you is extended to all who participated and volunteered in any way.

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Even with all of our best volunteer efforts, we could not have done it without the help of our staff. A big thank you goes out to the manager of 323, Isan, and the administrator of 435, Shirley, for managing the registration and ticket distribution, and superintendent Radu, for assisting in the music “stage” set up, getting things connected and ensuring everything electrical worked perfectly.

Anyone I have spoken to has expressed the wish that we establish this as a tradition and keep it going for years to come.

Frank Delling
Board President YCC323