

# ~ *WHAT'S HAPPENING* ~

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



*The Board*

## **President's Update** ~

March already! Winter is edging toward its close, and early signs of spring and change are in the air.

A few words about winter, and what it has meant for us here at 50 Quebec.

Many of you have gotten to know and appreciate Robert Corak, who has been filling in as Property Manager while Isan was away. Like you, the Board has very much enjoyed working with Robert, and remarked on his kindness, dedication and initiative. We will miss him, and wish him all the best as he moves on to his next assignment.

The relatively mild winter -- especially after the past two years of bitter cold -- has been a blessing in many ways, both physically and emotionally, as many of us have been able to stay more active. And also financially! We refer you to Gary Legault's Treasurer's update in this publication.

It was hard to be bored or isolated this winter! Big thanks to the Neighbours Committee, which has ensured a full social calendar of movie nights (with fresh popcorn) and afternoon teas through the darkest days of the season.

And now, let's look ahead to spring!

We are delighted that Isan has returned as Property Manager! If the first few days are anything to go by, his office will be a busy place for a while as everyone drops by to welcome him back to our community.

For the Landscape Committee, the Board, and many residents, our thoughts at this time of year turn to the garden. The Landscape Committee has been at work

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with Wayne Hudson to plan the maintenance and upgrades for our grounds. We refer you to Gord Hamilton's update on page 4.

Finally, let's shake off the winter blahs, and come out to socialize with our neighbours. The Lobby party is coming up on Monday, and we hope to see everyone there. Both the Health and Safety Committee and the Neighbours Committee have great events planned through March and April. Please enjoy!

### **Treasurer's Nine-Month Update** ~

I am pleased to provide a brief financial update for YCC323 as of January 31, 2016, nine months into the current fiscal year running from May 1, 2015 to April 30, 2016.

Our unaudited financials show a balance of \$162,326 in our operating account. The good news is that this is \$43,976 more than the account held on April 30, 2015 and it is \$42,601 more than the budget anticipated as of January 31<sup>st</sup>.

The largest contributors to the surplus are lower year to date expenses than budgeted for utilities (\$15,000 less than expected), contracts, electrical and mechanical repairs (\$15,000 less than expected), and general administration (\$8,000 less than expected).

Expenses have been well controlled, mild weather has helped to keep utility costs down, and there has been little in the way of unexpected equipment repairs.

Our Reserve Fund balance as of January 31st is \$1,104,321 versus \$1,873,476 on April 30<sup>th</sup>, 2015. Fiscal year to date contributions from assessments total \$525,000 and interest earned is \$24,530. Year to date expenses are \$1,318,685 and this includes our costs for sliding glass door replacements, the new auxiliary generator, and our lobby renovation.



### *Property Management*

Check out the June edition of ~ *WHAT'S HAPPENING* ~ for updates from Isan!

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## *The Committees*

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

The lobby renovations will be completed with the installation of the new mailboxes in April. The delay in installation is due to the bankruptcy of our initial supplier; however, we've been fortunate to have access to our mail on site instead of having to go to the corner post office. The wine and cheese gathering on March 7th is intended to mark the pending end of Phase 1 of the renovations. The Board of Directors is now looking towards focusing on updating the exercise room and then the meeting room and games room. Stay tuned for further information...

### **Communications & Website Committee ~**

The introduction of digital display monitors in each elevator, with a larger screen in the lobby, has proven to be a very effective method of providing information to the building. As you may appreciate, information in the elevators is very much condensed; on a rotating basis there is a 17 second display time frame for each image. Those of us living on lower floors may only see one image before exiting.

The lobby screen provides similar information and, where appropriate, the message might provide further details. Time and weather are displayed along the bottom of the lobby screen and, in the upper right-hand section, you may see information messages and images (pictures, artwork) provided by residents.

Once the mailboxes are installed, we recommend that residents on lower floors spend a couple of minutes to review the messages displayed on the lobby monitor. This is an excellent time to meet your neighbours and appreciate the artistic talents residing in our building.

Any questions or comments on the digital displays should be given to the Property Manager for consideration by the Committee.

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## **Health & Safety Committee** ~

Following construction, the defibrillator has been rehung beside the mailboxes opening opposite the management office. It is available 24/7 in this location, and has voice instructions for its use. Please remember as well that information sheets on fire safety, security, and 72-hour self-sufficiency have been developed specifically for this building. They are available in hard copy in The Meeting Place, or can be viewed on-line at our website, [www.ycc323.com](http://www.ycc323.com).

It has been reported that speeding in the garage is an ongoing problem. The speed limit is 5k/h. Please extend all courtesies of the road to your neighbours. An extra mirror for the blind corner at the top of the ramp has been proposed.

The Committee hopes you enjoyed the presentation on identity fraud on March 3<sup>rd</sup>. Laughter Yoga continues on March 16<sup>th</sup> at 2:30 p.m. A dietitian from Loblaw's has been lined up to speak on nutrition on April 27<sup>th</sup> at 2:00 p.m.

## **Landscape Committee** ~

The Landscape Committee reviewed the Garden plans for 2016 presented by Wayne Hudson, Corporate Landscaper. Six diseased pine trees at the corner of Quebec and Gothic will be removed and replaced with a variety of deciduous and coniferous trees such as maples and spruce trees to provide year round colour and wind breaks. A garden to camouflage and beautify the old shuffle board court area will be created around the new generator. The other gardens surrounding our building will again be colourful and beautify our property.

## **Neighbours Committee** ~

The Neighbours Committee continues to provide opportunities for friends and neighbours to get together and enjoy themselves. Plans are underway for the following activities:

- Wednesday, March 9<sup>th</sup>, 2:30 p.m., Afternoon Tea and presentation by Katy Paul-Chowdhury on "My Trip to Antarctica";
- Sunday, March 13<sup>th</sup>, 7:00 p.m., Movie Night & Popcorn, showing "The Woman in Gold";
- Movie Nights in April and May, dates and films to be decided.

We are also looking forward to our yearly Reception for New Residents in June. New members to the Committee, as always, are welcome!