

~ *WHAT'S HAPPENING* ~

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



The Board

President's Update ~

Greetings from the Board of Directors

What a fantastic summer we had and so much sunshine, it's difficult to think of Fall coming up so soon. The Board has had a busy schedule throughout the summer and we are happy to provide some updates of what's new.

First of all, the Board of Directors is very pleased to announce that Carlos Rosas has been promoted to the position of Superintendent for our building and we extend our heartfelt congratulations to him. Continuing with the good news, the board has concluded its extensive search; we had 46 applications, and we have hired a new Assistant Superintendent, **Violeta Florea**. Violeta brings plenty of experience and a solid background in building maintenance, having worked in a 200-unit condo. She will begin her work with us on September 17th, 2018. Please welcome Violeta when you see her.

The Windows replacement project for the 04 and 06 units was successfully completed on July 26th. We heard from many residents that they are pleased with the new windows and that the work team from AWD contractor was efficient and fast. Many thanks go out to Carlos and Isan for lending a helping hand with the blinds and curtains or furniture moving. The final portion of the first phase of the project for this year is the replacement of the Meeting Room side door, which is scheduled for Saturday September 8th.

The next phase of the Windows replacement project has been deferred to next Spring and is scheduled to start sometime in April 2019. We will begin on the North side with the corner windows of units 07 and 08 and continue on the South

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side 01 and 02 units of our building. Much more detailed information will be available as we come closer to the date.

There's more good news. You will soon see brand new LED lights in our garages. The project is scheduled to begin late September / October and includes the replacement of all fluorescent light fixtures with energy efficient LED light fixtures. We had an opportunity to make some significant savings and here in more detail is a brief summary:

- As noted in the budget presentation earlier this year, we have a planned reserve expenditure this year of \$57,300 (\$50,750 plus HST) for this project.
- Three firms submitted bids along with annual energy savings estimates.
- The winning bid was from the firm Luminex.
- Total cost is \$23,457 less rebates of \$2,770 for a net cost of \$20,687.
- Annual energy cost savings is estimated to be \$8,314 which means that the project cost will be paid back in 30 months.

As we enjoy the last days of summer don't forget our wonderful swimming pool and the new Pagoda offering some much-needed shade, plus a brand-new pool cover. The pool will be open for the full week until September 9th. I must also mention a rather unfortunate incident that happened in our pool and I'm saddened that this actually took place. It is absolutely unacceptable. Our condo policy clearly states that all people living in our condos, regardless of nationality, sexual or religious orientation and their choice of swimsuit attire are always welcome to use our recreational facilities.

On a happier note we have a new Art Committee and you will be able to see art works from our own in-house artists along with our permanent art collection by the time of our upcoming AGM.

Isan Murat, our building manager, will be on a much-deserved vacation from September 4th to 19th, 2018. Devis Cekani, whom many of you know, as well as another Crossbridge manager will share office duties while Isan is away.

Don't forget our Annual General Meeting (AGM) on Thursday, September 27th, 2018. We hope to see you all there!

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Property Management

Short-term Rentals ~

The Board of Directors and the Management wish to remind all owners that use of units for short term rental is not permitted at 50 Quebec Avenue. Pursuant to the corporation's Rules and Regulations (May 2016) Article 5, section 1, short term rentals of less than six months are prohibited.

This policy serves to maintain the stability of our residential community and thus the quality of life of all owners and residents. It is also a security issue. Owners and residents are encouraged to report recurring incidents of non-residents in hallways or parking spaces to Management for investigation.

Initial infraction of the policy against short term rental will result in a warning, and may lead to legal action by the corporation's solicitor, the cost of which will be a charge-back to the owner.

Important Information About Moths ~

In the past year a number of residents at 50 Quebec have had problems with moth infestations.

If you have seen moths in your home or have found holes in your clothing, you may wish to use moth traps. One effective trap is made by Aeroxone, available at hardware stores. Another, homemade trap, can be made with flypaper and fish oil. It is important to keep clothing and linens clean and to protect fabrics that are not in use by storing them in sealed plastic bags or airtight containers. Cedar items or herbal sachets (e.g. dried rosemary, thyme, lavender or bay leaves) can be used in closets or drawers to repel moths. Mothballs are not recommended because they are toxic to humans. A vinegar and water solution may be used to clean closets and shelves.

Two articles on managing moths are: <https://www.wikihow.com/Get-Rid-of-Moths> and <http://ipm.ucanr.edu/PMG/PESTNOTES/pn7435.html>.

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The number of units affected seems to be increasing very slowly. You may consider checking for moths by setting up a moth trap, especially if you have found holes in your clothes or linens. If you find moths in your unit, please be considerate and take the steps listed above to ensure that your moths don't become your neighbour's moths as well.

Isan will be happy to answer any of your questions. Please e-mail them to yorkcondo323@rogers.com or leave a note in the Management Office, and Isan will handle them on his return to the office in mid-September.



The Committees

Communications & Website Committee ~

Do you remember the very large package of material you received when you moved into the building? For our long-term residents, the bylaws, declaration, rules and regulations and other important information are safely stored in one's unit or hiding discreetly in the basement locker or safety deposit box. Would you be able to access the material in a quick and efficient manner? Would the documents reflect the most recent versions? The bylaws and rules and regulations do go through periodic updates.

Ever wonder what books the book club discussed in the past? Looking for helpful hints and suggestions on Health and Safety? Is there a committee you might be interested in joining? Useful information from the Management Office? Or a depository for official forms (meeting room reservation, repair request or elevator booking)?

Not to worry. We have a quick and easy solution to your dilemma. The Communication Committee maintains a website - <http://ycc323.com>. The main menu provides links to Board of Directors, Committees, Management Office and other general information that you might wish to study.

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Useful Hint: The Condominium Act has been revised with changes being slowly introduced for implementation. The upcoming AGM will include some changes. More significant changes will be outlined on the website.

We encourage you to visit the site regularly. Revisions or additional material are always welcome. (webmaster@ycc323.com)

Construction Monitoring Committee ~

While the Committee has not met for many months, 50 Quebec residents have on several occasions voiced concerns about the impact of the Grenadier Square (GS) construction activity on our community. Two issues have received the greatest attention: (1) construction site lighting; and (2) concrete dust blowing from the site on to the surrounding area, including our building.

In response to complaints about site lighting, the GS construction superintendent wrote back saying these lights are necessary in order to detect trespassers.

Several of us complained to the Toronto Public Health (TPH), Ellis Don (the construction contractor) and Councillor Doucette about concrete dust from GS property, pointing out that there is toxic silica in the dust and therefore it should be contained.

On August 24 Councillor Doucette's office informed us that a city inspector has been assigned to investigate this matter. We are awaiting the inspector's report.

TPH also sent an inspector to investigate. After meeting the site superintendent, she informed us that while the construction workers do use some dust mitigation measures these are difficult to apply when grinding concrete ceilings because the equipment is too unwieldy. According to her, the dust problem is most acute during windy days.

Following the TPH inspection we talked to a senior member of Ellis Don staff and asked him to consider suspending concrete grinding on ceilings during windy days. Ellis Don staff told us that his company is aware of the TPH inspector's comment and they are working on the issue. That is as far as he would go.

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Interestingly, the city has recently passed a by-law requiring specified dust control measures to be undertaken during residential construction (Dust Bylaw, effective date September 4, 2018). Now here's the catch: the by-law only applies to residential buildings of seven units or less! When municipal staff were asked whether the city had any plans to extend coverage of this bylaw to larger residential buildings, the answer was no.

The 50 Quebec community continues to pressure the relevant authorities on the concrete dust issue. Hopefully, despite the lack of a proper dust control bylaw, our efforts will bear fruit.



(lighting)



(dust)

Energy & Recycling Committee ~

REUSE AND SHARE

Reusing and sharing saves money, energy, resources and landfill space.

When you decide to declutter or just want to downsize, think reuse before throwing it away. Not-for-profit organizations are looking for appliances, housewares, bicycles, clothing, computer equipment, furniture, tools and renovation materials.

The City of Toronto's **ReUseIt** site lists 60+ organizations with details about items wanted, locations, and contact information.

Visit: toronto.ca/reuseit – or – Call: 311.

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Landscape Committee ~

As the summer nears its end, there is not much new to report on landscaping, other than that the gardens are in great shape and everything looks beautiful, especially considering the shock to plants' systems from the work across the road! Our volunteer weeding group has been very active (see below), and we appreciate the time and effort they are expending to keep our grounds in such good shape.

Volunteer Weeding Group ~ This Spring, a group of six residents interested in helping to keep our gardens looking beautiful formed the weeding group. This group was coordinated by Doug Flanders with the approval of the Landscape Committee and the support and instruction of our contracted gardener, Wayne. Using their own tools, they work in groups or on their own at a time of their choosing wherever they see a need. The group both weeds and deadheads flowers. They make sure that only the weeds are removed with the motto, 'If unsure leave it alone'. All weeds are put into our organics recycling and to this end the group has contributed many bags so far with more to follow. The response to our efforts from those living in 50 Quebec and in the neighbourhood has been positive and supportive. **NEW MEMBERS ARE WELCOME TO JOIN THIS VERY INFORMAL BUT PRODUCTIVE GROUP.**

Neighbours Committee ~

The Neighbours Committee is continuing with their programming for this coming fall: Wednesday Afternoon Teas, Sunday Movie Night and Afternoon Crafts drop-in and more. As well, we are initiating a pilot project "Assisting our Neighbours". As ever, we welcome programming ideas, suggestions and new members. See you in the Fall.

Social Opportunities at 50 Quebec ~

The unofficial end of summer (Labour Day weekend) is the normal closing date of the ***Swimming Pool*** for the season; however, you can still enjoy it for one more week until September 9th (open Tuesday through Friday, noon to 8:00 p.m.; Saturday and Sunday, regular hours).

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The following social activities are still in full swing:

Book Club ... meets monthly at 7:30 p.m. in The Meeting Place. Here is a list of the dates and books chosen for discussion through to November, 2018:

Tuesday, Sept. 18 – RAGGED COMPANY, by Richard Wagamese

Tuesday, Oct. 16 – DARK MONEY, by Jane Mayer

Tuesday, Nov. 20 – HILLBILLY ELEGY, by J.D. Vance

Bridge Club ... meets in the Library every Tuesday at 1:30 p.m. All players of whatever level are welcome.

Euchre Club ... meets in the Library every Wednesday evening from 7:30 to 9:00 p.m. New members are welcome; a basic knowledge of the game is helpful but not necessary.

Exercise Classes ... meet in The Meeting Place on Friday afternoons. There are two one-hour sessions, covering two levels of exercise, one challenging (12:30 p.m.) and one gentle seated (1:30 p.m.).

