

~ *WHAT'S HAPPENING* ~

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



The Board

President's Update ~

Greetings from the Board of Directors

Windows Replacement Project:

Good news, we are ready to move forward on the next phase of the Windows Replacement. AWD (Aluminum Window Designs) will begin work on the corner windows on April 15th, 2019. Following are some more details:

- Work will begin on the **North side** with units 08 followed by 07;
- AWD plans to complete one (1) unit per day (both sides of living room windows);
- All work will be done from the inside of your unit (sufficient access needs to be provided);
- A **briefing session** with full instructions will be held by management and AWD prior to the start date of April 15th;
- Upon completion of work on the North side, work on the **South side** will begin with units 01 followed by 02;
- One of the elevators will be dedicated *On Service* for the transportation of the construction material from April to September between 7:00 am – 3:00 pm;
- There will be a Security guard stationed outside the unit while work on the windows is going on;
- The board has retained independent engineering firm R and C Engineering Inc. to consult, monitor and report on all work done on the windows replacement for the above phase.

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In Other News:

Other good news is the replacement of the garage lights with LED will take place in the next week or two. We are also seeking volunteer(s) – as you will read below – to continue our wonderful newsletter **VIEWPOINT 50**. We extend a huge Thank You to Claire Hardie for having worked endless hours on it, and for her dedication to keeping us informed on all things and activities at 50 Quebec.

Best wishes for a warmer springtime!



Property Management

Noise Issues ~

We have recently been receiving more frequent noise complaints, so we would like to take this opportunity to remind everyone that it is important that you be aware of and conscientious of the fact that your neighbours are close by. Here are some basic reminders and tips:

- If you have hard surface flooring, area rugs are still needed in high traffic areas to minimize noise transfer to the units below and beside you.
- Don't wear your hard soled shoes in the condo.
- Put felt pads on the bottom of all of your chair legs, tables or any furniture which might move around so your neighbours don't have to hear a scraping noise every time you pull out a chair.
- Keep the volume of your TVs, stereos, and gaming systems to a reasonable level, away from the walls, and minimize the bass level. Use headphones if you like your music or TV really loud.
- Try not to slam cupboard doors, and replace or install rubber stoppers on doors if they are missing.

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- If you are having friends over and/or are cheering (or booing) for your team, remember to keep your voices to a reasonable level and don't let the party move into the corridor.

Thank you for being a good neighbour!



The Committees

Art Committee ~

The *GALLERY 50* Art Committee has enjoyed sharing some of the paintings and photographs submitted by our talented residents. Please keep the submissions coming. We have had great response from the residents.

Sometimes it's difficult to stick to a specific opening date or tear down of exhibits; however, with the help of the Communications Committee, we will keep you posted of upcoming new shows.

We will endeavour to have a photography or painting show every other month. Next will be a photography show. So to our many creative people we say: keep painting ... keep taking photographs ... as we want you to share them with us. We look forward to seeing all your work!

Communications & Website Committee ~

We are excited to see the new faces now gracing the building. The little ones all bundled up for a walk, small smiles peaking through covered faces, adds an excitement to the building. They add a sense of wonder that, at this time of year, is much needed.

With the introduction of new residents, we felt it might be appropriate to provide basic information to new owners, and reminders to those of us who have a little more experience as condo owners. We created a new document entitled "*Introduction to Condominium Living*". In addition to general information, we

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have included recent revisions and additions required under the New Condominium Act.

Direct access to the information is as follows:

<http://ycc323.com/documents/Condo%20Living%20Handbook/Introduction%20to%20Condo%20Living.pdf>

New residents might also benefit from an earlier publication entitled “*Resident’s Guide*”. It may provide suggestions, recommendations or answers to a concern you may have. This guide is also available on the website at:

http://ycc323.com/documents/Condo%20Living%20Handbook/Residents'_%20Guide_2016_Revision_Final_Version.pdf

Opportunity to be an Editor:

There is an opening for an Editor (or a group of Editors) for **VIEWPOINT 50 – A YEAR IN REVIEW**. Individuals interested in volunteering for this position should leave their names with Isan, and the Communications Committee will get in touch to arrange an information meeting.

As of the end of 2018, we had four informative newsletter publications per year:

- *What’s Happening* – issued in March, June and September
- **VIEWPOINT 50 – A YEAR IN REVIEW** – issued in December

Let’s keep that schedule intact for 2019 and beyond!

Energy & Recycling Committee ~

Energy and Recycling Committee members have been busy all year helping residents redirect much of their unwanted household items to others in need, instead of adding to our garbage disposal costs. If you have unwanted items and are unsure as to the best, and most effective, way to pass them along to others, feel free to contact any member of the committee for advice and practical assistance.

Use of the Blue and Green Bins has increased this past year. However, we can and need to do more. The City of Toronto has raised the cost of garbage pickup/disposal significantly and this cost is reflected in our monthly maintenance fees. To help reduce our costs, it is important that only clean, well rinsed food

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containers be placed in the blue bins. The City requires that items for recycling must not be bagged in black, green, opaque or grocery bags. If you need to use a bag it must be a clear plastic bag.

Brown liquor store bags are acceptable for use in the blue bin program. BLACK PLASTIC items are not acceptable in Blue Bins because the City of Toronto does not recycle them. In order to change this, perhaps each of us could express our concerns directly to the City via the 311 call centre.

Thank you for your ongoing cooperation.

Landscape Committee ~

The Landscape Committee has been working with our gardener, Wayne, over the past few weeks, and together we have planned the following proposed highlights for our gardens for 2019.

Perennials will be planted to add more colour, particularly along the “Gothic Garden” side. The Quebec/Gothic area will have a new garden design plan. It will include new mass plantings of shrubs and perennials that will complement other existing plants in the current gardens. In order to reduce the look of the large area of green, the current euonymus groundcover will be pushed back close to another two metres, if possible. This will make more room to add new perennials, in particular to create a new design yet to be finalized by the Committee and board of directors.

The planters at the front of the building were changed last season for more uniform and formal appearance with new Japanese Maple trees, boxwood border hedge and perennials. This year, some annuals will be added for uniform summer colour.

Now that the construction on Quebec is less intense, the gardens along Quebec Avenue will be full of colour!

The gardens along the west side of the building are doing very well and will be maintained. There will be continued pruning of the bushes around the pool and the hillside.

The Committee is most appreciative of and thankful for the hard work the weeding volunteers perform. A continued effort will be made to reduce and control the weeds.

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Neighbours Committee ~

Neighbours is back in action after the winter break with Sunday movies and Wednesday afternoon teas. Our Residents Assisting Residents project is up and running. If you would like to volunteer or need assistance, please pick up an information sheet by the mailboxes.

This is a shout out for 'speakers' for our Wednesday teas: no speaker - no tea. We would like to encourage residents who may have a topic and/or pictures to share - or a suggestion for speakers - to let Isan know.

And we are always looking for new members!

Social Opportunities at 50 Quebec ~

February is finally over and spring is on its way. With the wild weather swings this winter, it is a good time to stay indoors and take part in the many social opportunities offered at 50 Quebec. Here is a list of regularly scheduled events.

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 June, 2019. After June, the Book Club breaks for the summer :

Tuesday, Mar. 19 – The Power of Kindness, by Brian Goldman

Tuesday, Apr. 16 – A Gentleman in Moscow, by Amor Towles

Tuesday, May 21 – The Sense of an Ending, by Julian Barnes

Tuesday, June 18 – Up and Down, by Terry Fallis

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, starting at 12:30 p.m. Free to all our residents.

Linedance Club ... meets in The Meeting Place every Tuesday at 1:00 p.m. and every Thursday at 7:00 p.m. All are welcome to dance (Country, Latin and Ballroom) with us.