

## WHAT'S HAPPENING?

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



*The Board*

### **Balcony Doors ~**

The new Balcony Doors are being installed in the 03, 04, 05 and 06 units, from the top floors down. The penthouse units will be completed last, around February 20<sup>th</sup>. Notices have been distributed to the affected units. Please remember that, while there is construction going on, your unit is a construction site and for insurance and liability reasons you should not be in your unit for the duration of the work.

Some owners have raised concerns with the door handle height. The door handles are positioned to apply even pressure from the centre of the door in order to maintain alignment and to avoid uneven pressure on the frame structure. Installing the handles at a lower point will put uneven pressure on the lower part of the door and over time pull it out of alignment. Unfortunately this will impact the integrity of the door and shorten its lifespan, as the lower part of the door over time will move into the direction of the pressure and create a gap at the bottom of the door, allowing the wind to blow in once again.

For owners who wish to have the handles lowered, the Board is discussing with the vendor how to replace the side rail where the handle is and install a new one with a lower handle. This work would be done once all the door installations have been completed, and applies only for doors for the 03, 04, 05 and 06 units. The doors for the corner units have already been ordered with lower handles. The corner unit doors are considerably smaller and lighter and the pulling below the centre is not that much of an issue.

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### Painting Balconies ~

In August, 2014, the Board of Directors passed a motion outlining the Board's plan to have all the “unpainted” balconies painted with the approved paint (the paint code number is available in the office).

Why?

If you look up at the building, you can see there are a number of “blotchy” balconies appearing like the hide of a giraffe. These balconies compromise the much improved appearance of the building. Many owners have painted their balconies at their own expense with the approved colour, and in fairness to these owners, the Board is requesting, initially, that all owners volunteer to do the same. If a number of owners volunteer to have their balconies painted, the corporation will arrange to hire a painter at a reduced cost.

The following three stages to remedy the “blotchy” appearance of our home will start to be implemented in the spring. The notices to owners of unpainted balconies will have a stated timeline for implementation.

- 1) A notice of request will be sent to all owners who have unpainted balconies. At this time, the owners volunteering to paint their balconies will be asked to notify the office so a reduction in cost can be arranged.
- 2) Directly communicate with owners with unpainted balconies who have not volunteered to paint their balconies. They will be requested to paint their balconies at their own expense.
- 3) The corporation will undertake to paint the balconies with a charge-back to the owners who have not complied.

The Board is confident that the painting will enhance and add value to our building and units.

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### *Property Management*

#### **Compact Fluorescent Lights ~**

With the switch-over to Compact Fluorescent Lights (CFL), it is important to know how to deal with broken bulbs and how to dispose of burned out ones.

Like all fluorescent lamps, CFLs contain mercury as vapor inside the glass tubing. Most CFLs contain 3–5 mg per bulb, while the bulbs labeled "eco-friendly" contain as little as 1 mg. Because mercury is poisonous, even these small amounts are a concern for health, landfills and waste incinerators, where the mercury from lamps may be released and contribute to air and water pollution. Mercury-containing devices are typically treated as hazardous waste, because light bulbs are likely to break if buried in landfills. The mercury they contained can then contaminate water and enter the atmosphere.

#### **Disposal of CFLs**

Burned-out bulbs should not be put in the blue bins in the garbage room, nor should they be thrown in with the household garbage and put down the chute. Please take burned-out CFL bulbs to the management office where Management Staff will dispose of them.

#### **What if I accidentally break a fluorescent bulb in my home?**

Special handling instructions for breakage are not printed on the packaging of household CFL bulbs. The most important thing to remember is to never use a vacuum. A standard vacuum will spread mercury containing dust throughout the area as well as contaminating the vacuum. What you should do is:

- Ventilate the area.
- If possible, reduce the temperature in the room.
- Wear appropriate protective equipment, such as gloves, and a dust mask to keep bulb dust and glass from being inhaled.

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- Carefully remove the larger pieces of glass and place them in a secure closed container.
- Next, begin collecting the smaller pieces and dust using a disposable broom and dustpan.
- Put all material into an airtight plastic bag. Pat the area with the sticky side of duct, packing or masking tape. Wipe the area with a damp cloth.
- Put all waste and materials used to clean up the bulb in a secure closed container and take it to the management office.
- Management Staff will then properly dispose of this hazardous waste.

### Annual Planning Guide Items ~

The following action items are scheduled for February: electric thermo scan, generator test, budget preparation.



*The Committees*

### Communications & Website Committee ~

Through the generosity of one of our owners, who wishes to remain anonymous, we are pleased to announce that a Yamaha Clavinova CLP50 electronic piano has found a new home in the Meeting Room. All residents are welcome to drop in and play a tune or two. For budding and accomplished musicians, please be considerate of others using the Meeting Room.

We also have access to a DVD player which, when hooked up to the projector, could be used to display movies or other recorded media. If anyone would like to organize an event such as a movie night or travelogue, please speak to Isan about borrowing the equipment and booking the Meeting Room.

## WHAT'S HAPPENING?

### **Health & Safety Committee ~**

If this sounds familiar, that's because the issue has now been raised by residents at two consecutive Health & Safety Committee meetings. There is a concern about security due to people entering the building behind residents using the automatic inner door. If you do not need to use the automatic door, please use the manual one since it closes quicker, and don't hold the door open for people you do not recognize as residents of the building.

Please note that there is an Information Sheet, available in hard copy in the Meeting Room or on the website, entitled "Security and Safety", which was compiled by the Committee in conjunction with the Toronto Police Services to address these types of issues.

There is still room for more participants in the Group Seniors Fitness Classes held on Thursdays from 1:30 to 3:30 p.m. in the Meeting Room. For further information or to register, please call 416-243-0127.

Residents are invited 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 Thursday, Feb. 12<sup>th</sup>, from 3:30 to 5:00 p.m. in Unit 1101.

### **Library Committee ~**

The Library Committee continues to evolve. There are now three of us: Dean Tudor, Debby Seed and Gumer Sanchez. Dean lives "off-campus" on Gothic.

We recently added some CDs that seem to be wowing the users, and there's room for more donated CDs and/or DVDs. If you have any thoughts or comments on economical ways to expand the Library services (bearing in mind space limitations), please get in touch with Dean at [deantudor@deantudor.com](mailto:deantudor@deantudor.com). Thank you.

## WHAT'S HAPPENING?

### Neighbours Committee ~

Our first afternoon tea was a great success. John Hardie gave a short and engaging talk on "A Personal History of High Park". The next afternoon tea is tentatively scheduled for Wednesday, February 25, from 2:30 to 4:00 p.m. in the Meeting Room. The talk will be on "Growing Up in Romania" with Isan Murat. Be sure to come out if you can!

Our next Neighbours Committee meeting will be held on Monday, February 16, at 11:00 a.m. in the Meeting Room. All residents are welcome.