

WHAT'S HAPPENING?

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



The Board

Thank you to all residents and owners who attended the AGM on October 28. Your participation – in both the business of the condominium and the fun afterward – is what makes this community great.

On behalf of the Board and the residents, I extend heartfelt thanks and appreciation to Frank Delling and John Hardie for their years of diligent service on the Board. I also welcome David Brown and Gary Legault as our new Board members. Between them, Gary and David bring a wealth of business, financial, and project management experience to the running of your condominium. Returning Board members Fern Stimpson, Gord Hamilton and I look forward to working with them in the year ahead.

We will announce all the Board roles following our first meeting in late November, but can say right now that I will replace Frank as President, and Gary will replace John as Treasurer.

For those who were not at the AGM, a brief update on two ongoing projects:

- The installation of the new emergency generator should be complete – including final testing and initial fencing – by the end of next week.
- The lobby renovation is coming along well, and is still on track to be completed mid-December. Please see the accompanying article for more details.

The next Meet the Board session will be held on Monday, November 23, from 5:00 to 6:00 pm, in the Meeting Room. I will be "hosting", and look forward to hearing about your ideas and priorities for the coming year.

All the best,
Katy Paul-Chowdhury

WHAT'S HAPPENING?



Property Management

Change Your Clocks/Change Your Batteries ~

Fall is a good time of year to think about fire safety in your home. Daylight Saving Time ended on Sunday, November 2, and your clocks should have been turned back one hour – otherwise you've been an hour early all week!

Smoke alarms can save lives, but only if they are working. Make it a tradition: when you change your clocks for Daylight Saving Time, also change your smoke alarm batteries. Batteries should be replaced in smoke alarms at least once a year, unless the alarms have sealed, 10-year batteries. If you have difficulties to replace the batteries, our staff is willing to do it.

Annual Planning Guide Items ~

The following action items are scheduled for November: window cleaning (week of Nov. 9), garage cleaning (Nov. 20, depending on Police Permits), tennis courts closing.



The Committees

Common Area Redesign Committee ~

Construction is proceeding on schedule, and already you can see the new lobby taking shape. Installation of floor tiles, scheduled to take three weeks, will be the big item in November. This may mean some disruption entering/exiting through the front doors while the floor is levelled and the tiles are set. Any changes affecting resident use will be posted in the elevators. Also scheduled for November are the installation of stone wall and crown moulding, and painting.

WHAT'S HAPPENING?

A number of residents have commented on how neat and clean the workers are, leaving the lobby in a state that allows residents to still pass through it during the day as well as in the evening. We all appreciate their efforts in this regard.

Communication & Website Committee ~

Setting your clocks to standard time, in addition to changing the smoke alarm batteries, should also prompt a review of your emergency assistance request now on file. This information is extremely important for emergency responders attending to a problem in the building. If you have not filed a report for a temporary or permanent condition, please take the time now to complete and submit a request (copy attached) to the Management Office.



To celebrate the revisions to the lobby, last month we included this picture of a construction project many years ago. This picture was extracted from the City of Toronto archives and is titled “*Sewer under Bloor Street West at High Park*”. The date is 1910. We have been unable to determine if this is facing east or west. A research note indicates the “*street was to be at the top of the sewer*”.

An expanded historical section will be included in Viewpoint50. If you have any material you wish to share, please advise the Management Office or send electronically to webmaster@ycc323.com, prior to the deadline of November 23rd for articles for December’s Viewpoint 50.

Health & Safety Committee ~

It has been brought to the Committee’s attention that there is a safety issue relating to the increased number of people using the back door to leave the building. A number of residents appear to be unconscious of the fact that the exit leads directly onto the driveway. Whenever you use the back door, please remember to check for cars before stepping out into the open; drivers cannot see that someone is in the exit corridor until they are right at its opening.

The Laughter Yoga monthly sessions are still going strong; the next session will be held on November 18th starting at 2:30 p.m. in the Meeting Room.

WHAT'S HAPPENING?

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, January 6th, at 10:30 a.m. in the Meeting Room.

Neighbours Committee ~

The next meeting of the Neighbours Committee is Wednesday, November 25th, at 10:30 a.m. in the Meeting Room. We will be discussing plans for future events. All are welcome.

Notice

There will not be an issue of *What's Happening* for the month of December. Instead, you will again receive a Year in Review edition of Viewpoint 50, containing summary reports from the Board, Management and all Committees, and updates on Clubs and Recreation within the building.

The Feature Articles were well-received last year, and we would like to include a new selection this year. If you have an idea for an article that is informative, humorous (a big plus), of interest to a good cross-section of our residents, and can be expressed in 300 words or less, please e-mail it to webmaster@ycc323.com or leave a hard copy in the office. The deadline for submissions is November 23rd.