

WHAT'S HAPPENING?

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



The Board

Balcony Doors ~

The installation of the new Balcony Doors for the corner units has already reached the 7th floor moving downwards and should be complete by June 15th.

All the outstanding problems concerning the door assemblies are now being repaired. As for the concrete and paint repairs around the doors, they will be handled next by a different company.

Balcony Drainage ~

The Board has commissioned Halsall to investigate the balcony drainage problems and identify potential solutions to reduce the problems with standing water and cleaning. If you have a problem with water pooling on your balcony(ies), please complete the Balcony Drainage Problem Questionnaire which was distributed on Tuesday and return it to the management office by 5:00 P.M. next Tuesday, June 9th.



Property Management

Noise Issues ~

As there has been an increase in noise complaints, we would like to take this opportunity to remind everyone that it is important to be conscientious of the fact

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that you and your neighbours live in close proximity to each other. Here are some basic reminders and tips on how to be a good neighbour:

- 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; 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.
- 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 considerate neighbour.

Annual Planning Guide Items ~

The following action items are scheduled for June: pool opened, exercise room maintenance, annual fire equipment test, in-suite smoke detector testing, garbage chute cleaning.



The Committees

Common Area Redesign Committee ~

An intense interest in the lobby renovations was demonstrated by the 70+ residents who attended the “Show and Tell” meeting on May 25th. The Designer presented the concept and sample boards, after which she and the Chair of the Common Area Redesign Committee answered many questions from the audience.

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The sample boards were left on display while voting on the furniture package was under way. One hundred and twenty-six ballots were submitted. They have all been counted, and the final tally is:

58% (73/126) for Option B – 2 chair & sofa wood furniture package

34% (43/126) for Option A – 4 chair chrome furniture package

8% (10/126) ballots submitted unmarked – declined to choose, some preferring to keep the lobby the way it is.

The clear choice of the majority is Option B, the “wood option”, and the project will proceed on that basis.

Thank you to all residents who participated in the meeting and took part in the voting. Many of the ballots contained lengthy comments, including compliments to the Committee for their efforts and choices.

All of the comments have been carefully reviewed by the Committee. Several very constructive points were raised, and the Committee would like to share its responses with everyone.

- There is a concern about the floor tiles appearing to be slippery. These tiles require a transparent non-slip film to be applied when they are laid, and to be reapplied on a yearly basis. Isan is familiar with the procedure.
- The dimensions (height/depth of seat), arms and seat covering of the “wood” chairs and sofa were mentioned by several people. The Committee is visiting the manufacturer’s showroom this month to discuss these issues and to ensure that when the products are made, they will adhere to our specifications.
- Several people commented on the designer’s recommendation to use artificial plants in the two planters. The Committee agrees with those residents who would prefer natural plants and will ensure that natural plants fill the planters.
- There is also a concern that the film which will go on the bottom half of the windows in the seating area will prevent people from seeing the outside altogether. In fact, the film will not be applied consistently across the whole area, but will have the general appearance of reeds or grass (high and low spots), and it will be transparent enough to see people and cars passing by. The closest comparison is probably lightly-frosted glass.

The next step is going to tender for contractors. The tender documents have been drafted and will be reviewed by a lawyer prior to issuance to a pre-selected group.

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Thank you for your support to date. Progress on the lobby renovations will be reported in future issues of *What's Happening*.

Communications & Website Committee ~

As reported in this communiqué, the final decisions have been made on the front lobby. For those of you who missed the presentation or were unable to view the lobby design diagrams in the Meeting Room, there is a colour brochure available through the YCC323 website (www.ycc323.com) . On the main menu, click on “*In the News*” or “*Announcements*”.

Health & Safety Committee ~

An excellent presentation on Pedestrian Safety for Seniors was made by Sarah Gallsworthy of Sunnybrook Health Sciences Centre this past month. A tip sheet and reflectors to wear on clothing are available in the Meeting Room. Further information can be obtained at iNavigait.com.

New presentations are being planned for the fall. In the meantime, the Committee is taking a break, with the next meeting scheduled for Wednesday, Sept. 2nd, at 11:00 a.m. in the Meeting Room. Enjoy your summer, everyone, and Be Safe Out There!

Neighbours Committee ~

To just briefly revisit the Renovation Tour ... we reported on the highly successful tour in last month's edition of *What's Happening*, but inadvertently neglected to acknowledge the unit owners who so generously opened their doors to us. A big Thank You goes to Elisabeth Bihl & Frank Delling, Colleen Donnelly & Oliver Murray, Anne Farraway, Laurie Godin, Claire & John Hardie, and Betty & Bill Vance for sharing their living space and ideas with us – much appreciated!

The Spring social teas were very well received and we are looking forward to sponsoring more in the Fall. We are also working on some other ideas for bringing neighbours together. We're off now for the summer, with our next regular meeting planned for September, and we'll be in touch with you then.