

## WHAT'S HAPPENING?

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



*The Board*

### **Balcony Doors** ~

The contract has been signed with the winning contractor for the door replacement project. Doors are currently being manufactured, and the delivery date is estimated to be mid-November. This puts the installation perilously close to winter weather. We will be in discussion with the contractor to determine if we will delay the first phase of installation until next spring.

### **Emergency Generator** ~

The new generator is being manufactured. Structural work will begin shortly to prepare the building for the final installation of the new equipment. The current generator requires removal prior to installing the new one. This will necessitate a temporary back-up generator being located in the entrance to the garage.

### **2014-2015 Board Positions** ~

Frank Delling – President  
Katy Paul-Chowdhury – Vice President  
John Hardie – Treasurer  
Gord Hamilton – Secretary  
Fern Stimpson – Director at Large

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### *Property Management*

#### **Carbon Monoxide Safety** ~

As of November, 2013, Bill 77 entitled the “Hawkins Gignac Act (Carbon Monoxide Safety)” became law. Carbon monoxide detectors have been installed on our ground floor and in all penthouse suites. These areas are in closest proximity to sources of carbon monoxide, i.e. on top of the garage and below the boiler room. Carbon monoxide detectors were already located throughout the garage.

Under the Hawkins Gignac Act, apartments built before Aug. 6, 2011 (when the Ontario Building Code was amended) don't have to have hardwired carbon monoxide detectors installed. The Act requires a battery-operated or plug-in detector for those residences.

The first week of each November is now designated as Carbon Monoxide Awareness Week in Ontario. It is scheduled to coincide with the Daylight Savings time change, and is a reminder to replace and test the batteries of fire and carbon monoxide detectors.

Carbon monoxide, also known as the “silent killer,” is created by burning appliances which do not have exposure to enough freshly-circulated oxygen. Because carbon monoxide is completely odourless to humans, it is impossible to detect its presence in a building without the help of a functioning detector.

The initial symptoms of low-level carbon monoxide poisoning are flu-like, and seniors, young children, pregnant women and people with heart and lung conditions are at greater risk.

#### **Annual Planning Guide Items** ~

The following action items are scheduled for November: garage cleaning, tennis court closes, snow removal starts (let's hope not!).

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### *The Committees*

#### **Communications and Website Committee ~**

In December the Communications Committee will introduce the first semi-annual review that builds on the tradition of Viewpoint50. In addition to reports and articles from our residents, we have invited several of our neighbours in 80 and 100 Quebec Avenue to share information and provide stories from their perspective. The co-operation to oppose the construction of a large building on Quebec Avenue highlighted that residents in 50, 80 and 100 Quebec are a community. We hope to nurture this in the expanded newsletter.

Please note that, as a result of the upcoming publication of Viewpoint50, there will be no December edition of What's Happening. Items normally covered in What's Happening will be included in Viewpoint50.

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

Please set aside Monday evening, Nov. 24<sup>th</sup>, from 7:00 to 8:30 p.m., for a Public Health presentation on reading and understanding food labels. It will also include a follow-up to issues raised at the popular presentation on "Cooking for 1 or 2". As this is an evening presentation, we hope more residents can attend. Further details will be posted closer to the presentation date.

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, Nov. 13<sup>th</sup>, at 11:00 a.m. in the Meeting Room.

#### **Neighbours Committee ~**

Last spring the Neighbours Committee asked residents if they would like to host a tour of the renovations in their units, and we received a good response. By

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now, there have been several more renovations completed, so we would like to open up participation to more residents.

For more information, or if you would like to host a tour of your newly-renovated suite, please contact Marsha at 416-604-3175 or [mtmelnik@hotmail.com](mailto:mtmelnik@hotmail.com); or leave your name with Isan in the office and Marsha will contact you.

Residents are invited to attend Neighbours meetings, to contribute ideas or assist in projects. The next scheduled meeting is Wednesday, Nov. 26<sup>th</sup>, at 11:00 a.m. in the Meeting Room.