

WHAT'S HAPPENING?

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



The Board

ANNUAL GENERAL MEETING

October 16, 2014 at 7:00 PM

In the Meeting Room

DON'T FORGET

**If you cannot attend, please leave your completed
Proxy form with Isan or another trusted person**

Exterior Painting and Coating ~

The painting of the metal panels and the coating of the concrete has been completed.

The painting of the inaccessible windows was done from moveable stages. High winds moved these stage unpredictably, making painting straight lines difficult, and blew paint all over the windows. We have contracted window cleaners to clean the windows and the overpaint as much as possible.

Balcony Doors ~

The winning contractor for the door replacement project has been selected. We expect to receive the delivery confirmation by mid-October.

We will replace the doors for the 03 to 06 units first. These units have only one door and we hope to complete the work before the winter. Work on the corner units with four doors will start in the spring.

WHAT'S HAPPENING?



Property Management

Keep the Pigeons Away ~

The problems caused by pigeons – especially relating to health issues and damage to property – were first mentioned in the July, 2014 edition of What's Happening. Now that the building has been freshly painted/sealed and balconies are generally clear of pigeons, here are some steps to keep them away.

1) **Stop feeding the pigeons:** Pigeons get fed plenty of handouts and garbage, but there are also well-intentioned pigeon lovers who regularly feed the birds. This does the pigeons more harm than good as the pigeons begin to gather in large numbers, often leading to inhumane and ineffective attempts to reduce their numbers.

When such troubles arise, the **best thing for the birds is to reduce feeding gradually over several weeks**. The flock will gradually disperse until the remaining number of birds matches what the area can naturally support.

2) **Unintentional food sources:** Even when not feeding on purpose, we humans are messy, leaving leftovers and dropped crumbs everywhere. Pigeons hang around public parks and other trafficked areas to help themselves to what we leave behind, especially when their roosting and nesting sites are nearby. **To discourage pigeons from gathering, food needs to be cleaned up regularly.**

3) **Prevent roosting and nesting:** Pigeons look for flat surfaces for roosting and nesting. Encourage them to do these things elsewhere by making flat surfaces unavailable to them. There are a variety of devices that can be used to change nesting spots into inaccessible spaces and prevent pigeons from roosting in areas where they're not wanted. We suggest the following, all of which can be ordered:

- Install "bird wires" to keep pigeons off ledges, railings, awnings, and rooftops.
- Use netting to keep pigeons out of large areas.

WHAT'S HAPPENING?

Request from the Property Manager ~

Please be aware that the Superintendents' job descriptions include such items as elevator in/out service, parking enquiries, telephone and cable repairs, etc. While the Property Manager often assists the Superintendents with some of their duties in addition to performing his own, it is not necessary to go to him for these types of services, especially when he is in meetings. Please feel free to contact the Superintendents at any time, and if they cannot assist you, they will pass the request on to the Property Manager. Thank you.

Annual Planning Guide Items ~

The following action items are scheduled for October: Annual General Meeting, windows washed, pool winterized.



The Committees

Communications and Website Committee ~

As the finishing touches are applied to our newly updated building exterior, it is hard to picture what it looked like way back in the summer. New construction also permanently alters our view of the neighbourhood. Internally, our front lobby is due for an update and we suspect remembering the current “retro” style will quickly become a distant memory.

In light of the changes in our immediate environment, we would like to capture images of the transitions in our neighbourhood over the past century, and incorporate them into our website. For this, we need your help. If you have pictures (such as the “Mineral Baths” in 1954 – now the site of 20 Gothic Avenue), notes or newspaper articles depicting the old neighbourhood, we would love to review and scan them. Given a positive response, we might suggest the development of an archive section to be incorporated into further enhancements to the building's common areas. If you are interested in providing items or assisting in their preservation, please leave your name with Isan and we will contact you.

WHAT'S HAPPENING?

Grenadier Square Development Committee ~

The legal appeal to the Ontario Municipal Board was conducted from Sept. 8 through 12 inclusive. Numerous residents attended the proceedings throughout the week in support of the High Park Coalition. The HPC's lawyer and expert witness urban planner delivered exceptional presentations and the Coalition was encouraged by the proceedings. In closing statements, the City's legal counsel also supported the HPC position and urged the chairperson to decide in favour of the Residents. It is expected that a formal OMB decision will be issued by the end of the 2014 year.

Health & Safety Committee ~

Please set aside Monday, Oct. 20th, from 2:00 to 3:30 p.m. for a talk on Cooking for One or Two, presented by a registered dietician from Toronto Public Health. Further details will be posted closer to that date.

Mark your calendars now for a Public Health presentation on reading and understanding food labels, to be held on Monday evening, Nov. 24th, from 7:00 to 8:30 p.m. Look for more information in November.

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. 13th, 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 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 be part of the tour, please contact Marsha at 416-604-3175 or 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, Oct. 8th, at 11:00 a.m. in the Meeting Room.