

WHAT'S HAPPENING?

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



The Board

Building Envelope (Windows) Project ~

With the arrival of the warm weather, the work progressed smoothly and the **Windows and Concrete Repairs Project is complete.** The Stages around the building are gone for now.

Here's an update on the remaining Building Envelope projects:

Exterior Coating and Painting ~

The tender for painting the metal panels and frames, as well as the protective coating of the concrete, has been completed and a vendor has been contracted.

All the exterior metal panels and frames are to be painted light brown, replacing the peeling old paint. At the same time, a coating will be applied to the outward facing concrete, covering small cracks and crevices to protect it from early deterioration.

We will test the painting and coating on one of the lower units.

Stages for the rest of the project should get up by early July. To prepare the metal panels for painting, they will be power washed. Power washing will be done one riser at a time, top to bottom, and may stretch from early July to the end of August. The power washing will remove all remaining debris from the balconies at the same time. In order to accommodate the power wash, all items on the balconies should be removed or at least protected. Let Isan know if you need any help.

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As it is outside work, this project will very much depend on the weather. If it's too hot the paint will dry too fast, break and not bond. If it is too wet the paint will wash off. Let's hope for a mild and even summer.

Balcony Doors ~

While the painting is going on, we are working on the Tender for the doors. The doors will be ordered for an early fall project start. We may have to split the project with a break over the winter.

A well-attended briefing meeting was held on April 24, where it was confirmed that doors will be uniformly light brown **on the outside**. There are two color choices **for the inside**: white, which is the new standard in new condos; or dark brown to match the old color. The test door in the library is white on the inside. We will send out a questionnaire for your choice of **inside** door color. Your colour choice will apply to all the doors within your unit.

A limited number of units have double balcony doors installed by their owners. Make sure Isan is aware of your double doors. The contractor will remove the doors and leave them on your balcony. You will have to re-install them at your own cost. We will provide you with the name of an installer who can do the job. If you do not want the old double doors re-installed, the contractor will remove them with the other doors; just let Isan know and mark the doors accordingly so the contractor knows what to do.

At contract time we will identify available door handle styles.

Emergency Generator ~

The static tests for the new location have finally been successfully completed. The tender is being sent to qualified vendors as we speak. The objective is to have the new generator by late summer. We will have better estimates of the timelines as soon as the contract has been awarded, as generators are built to order.

Landscaping ~

The landscaping close to the building will be delayed until fall, when all stages should be gone. In the meantime, the landscaper will concentrate on attending to this winter's severe damage and refreshing the south side landscape. We had quite number of comments over the vividness of last year's colours around the building. Let's work on getting back to it as soon as possible.

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Property Management

Lead in Drinking Water ~

It was reported recently in the Toronto Star and other media that a study found unsafe levels of lead in 13% of the tap water samples taken from Toronto homes tested in the past six years. The High Park area, along with several other neighbourhoods, was listed as showing high lead levels.

Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. Houses more than 30 years old are most likely to have lead pipes, fixtures and solder. Toronto ramped up its replacement of lead pipes in 2007, but many homeowners failed to replace the pipes on their side of the property.

Residents of apartment buildings and other multi-residential buildings with more than six units are unaffected, because lead pipes are too soft to handle the pressure needed for these types of buildings.

All the interior plumbing at 50 Quebec was changed over to copper piping several years ago.

Residents can rest assured that 50 Quebec does not have a problem with lead in the drinking water.

Tobacco Smoke ~

One of the issues that we get the most complaints about is smoking. The smell of tobacco smoke itself is one cause of the complaints, but there is also concern about the effects tobacco smoke may have, or indeed has, on people's health. Although it appears that residents of only 10 to 12 apartments smoke, and this might seem a small number given the size of our condominium, it is sufficient to cause widespread discomfort.

The Board and Management recognize that residents do have the right to smoke in their own apartments and on their balconies, but hope that in the interests

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of the condominium as a whole the smokers will adopt measures that will reduce the impact of tobacco smoke. Here are some suggestions:

- a. Reconsider smoking in your apartment. This is the main cause of the problem. The smoke seeps under the door to the corridor and into apartments along the corridor. It can seep to the apartment above and to adjacent apartments following piping in the walls. It is not possible to prevent smoke and its smell escaping from your apartment.
- b. If you cannot manage (a), try confining your smoking to one room in your apartment and do your best to ensure that smoke does not escape from this room into the rest of your apartment and beyond. An open window may drain out the smoke or could blow it back into your apartment.
- c. Install an air cleaner in your apartment, possibly in your smoking room.
- d. Only smoke on your balcony(ies) at all times of the year.
- e. Change the variety of your tobacco to one that might reduce the impact of your smoking.
- f. Stop smoking or use electronic cigarettes.

We understand that adopting one or more of these suggestions will not be easy, but hope in the interests of us all you will try.

Annual Planning Guide Items ~

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



The Committees

Common Area Renewal Project Committee ~

The common area renewal project team has completed the planning and design phases for the lobby area to be implemented in 2014, the fitness centre and

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saunas for 2015 and the meeting room/games room for 2016. A Project Manager has now been hired to oversee the lobby renovations. He is currently working on the mock-ups to be used for residents to vote on the furnishings that they prefer, and based on that input a final decision will be announced. He is also developing the tender document for selection of the contractors. We are on schedule to have our renovated lobby this year.

Communication & Website Committee ~

Our apologies to all website fans for the delays in keeping the site updated the past couple of months. The more popular pages are now current, e.g. Viewpoint 50 and What's Happening, and other areas are being reviewed. If you have misplaced your hard copy of either of these two publications, they are available on the website.

The site has been in operation for three years, and it's time to unclutter certain areas. For example, historical data can be archived in order to allow more room for current activities. We will be working on making the site more user friendly over the next few months.

Energy Committee ~

The Energy Committee has worked diligently over the past few years in its efforts to replace existing lights with more energy efficient and ecologically friendly light bulbs. The Committee and Management determined that the following combination of light bulbs is the most effective and cost efficient. For safety reasons, brighter lights are required over the elevator doors and in the elevators; they are cool white LED spot lights with a colour value of 3000. The hallway lights are warm white PLC 4-18-27 CFL light bulbs with a colour value of 2700. The Committee appreciates the interest that residents have shown in the lighting in the common areas, and welcomes any suggestions for further improvement.

Health & Safety Committee ~

The "Falls Prevention" presentation on May 28th was well attended and the Toronto Public Health Nurse provided lots of good advice to her attentive audience. Extra brochures are available in the Meeting Room for any residents who could not attend. Look on the website for pictures of the session.

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The Committee is very pleased to introduce an exciting new initiative: twice-weekly Exercise Classes for Seniors! The classes are sponsored by ESS (Etobicoke Services for Seniors) and are free to seniors living in our area. The ESS will hold a meet-and-greet information session, with refreshments, in our Meeting Room on Wednesday, June 11th. Please check postings closer to that date for more information.

As always, new members are welcome.

Neighbours Committee ~

Things are happening!

The owners who are participating in the renovations tour met with the Committee on Monday, May 26th, to discuss the ins-and-outs of the tour planned for this fall.

A New Residents' reception is being held on Thursday, June 5th. Invitations were sent out this past week.

New members welcome!