

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 is under way and is progressing at a good speed. By the time you read this we should be at the 21st floor moving down.

By now you know the drill: Please leave a 2 meter (6 feet) space inside and outside for the team to work on your windows and to move the new doors and debris. Please remove your blinds or curtains. If you need help let Isan and team know. Also remember for the duration of the work your unit is a construction site and if at all possible you should not be in your home.

By the end of this month the installers will test if they can accelerate the door replacement workflow and try to complete three units per day. If that works the project may be done before the end of June.

Landscaping ~

It looks like summer is finally on its way, and no doubt you have noticed Wayne has completed the removal of the winter debris and has started thinning out and replanting some of the bushes. The planting of the flowers will start as soon as there is no longer a danger of ground frost.

Recreational Facilities ~

The tennis courts are open and the first enthusiasts are batting the balls back and forth. For all of you who have been pining for the pool to open soon, there is hope the pool will be opened the last weekend of May. Let's hope we have good weather for a decent kickoff.

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Air-conditioning ~

Last but not least we are planning by the end of the month when the weather becomes more consistent to switch our heating system to cooling.



Property Management

Electricity Prices, and Temperature, Going Up ~

As of May 1st, the Ontario Energy Board approved an increase in electricity prices.

A significant user of electrical energy during this time of year is the air-conditioning chiller.

There are a couple of basic things that can be done to help reduce the building's electrical cooling costs:

- 1) Please keep your windows closed when your air conditioning units are running. Even a small amount of outside humidity can make it difficult for the air conditioning units in your suite to keep up to the cooling demand.
- 2) If you intend to leave your suite during the summer for an extended period of time, we recommend that the thermostat in your suite be adjusted to approximately 20 degrees Celsius. This will ensure that we are not wasting energy as well as providing a minimum temperature in your suite.

In an effort to control the high cost of electrical energy, we all need to participate in energy saving practices. These little changes can add up to big savings if everyone contributes.

Annual Planning Guide Items ~

The following action items are scheduled for May: chiller preparation, window washing, insurance, garage cleaning, catch basin cleaning, carpet cleaning.

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The Committees

Common Area Redesign Committee ~

Things are heating up with the Lobby redesign, and it's much more than just a new fireplace!

The volunteers on the Project Team have spent a lot of time and expended much energy planning the concept and researching options – including multiple trips to suppliers to examine items firsthand. Meetings were recently held with the Project Manager and Design Company to begin preparing detailed drawings. Now it's time to lay all this work before the Owners.

Arrangements have been made for the Project Manager and Design Company to make a half-hour presentation of the concept, followed by a question and answer period, on Monday, May 25th, at 7:00 p.m. in the Meeting Room. The renditions will be available afterwards for viewing in the Meeting Room for one week.

A survey on the furniture options will be handed out at the meeting and will be available for completion for a week. Completed surveys should be returned to the Management Office by 5:00 p.m. on Monday, June 1st.

The next step will be preparation of tender documents for a contractor. Things should move quickly at this stage, and hopefully by the Fall we will all be enjoying our beautiful new Lobby!

Communications & Website Committee ~

Communication can take many different forms. The most important (and easiest) one is the act of meeting with and talking directly to people. And we are certainly moving ahead in this respect: the Meeting Room here at 50 Quebec is becoming a beehive of activity. Yoga, book club, bridge and euchre clubs and the recent introduction of the popular afternoon social teas sponsored by the Neighbours Committee all take place in the Meeting Room. The Health and Safety Committee provides educational seminars of interest to residents – fire safety, CPR training and eating healthy to name a few.

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To accommodate some of these activities we have installed a wall mounted TV screen on the west wall. This unit is available to residents to show home movies, travel slides, movies or to compliment an information session. A simple request to the management office will confirm the availability of the room. Special equipment such as a microphone can be arranged for presentations.

There have been several suggestions to provide an area to display the artistic talent in the building. We wish to pursue this concept on a preliminary basis by focusing on photographic talent. The bulletin board on the south wall as you enter the Meeting Room will be dedicated to this project for a period of time. If you would like to see your photos displayed, please provide two or three prints along with your name and, if needed, a title to your print(s). These can be left in an envelope in the Management Office. Depending on the success of this initiative, a small corner in the Meeting Room could be dedicated to showcasing the artistic talent in our building on a more permanent basis.

Health & Safety Committee ~

When you go for a stroll in the neighbourhood, or even travel further afield, are you aware of all the obstacles to walking that could result in injury? Be a better informed walker by attending the upcoming workshop on Pedestrian Safety.

All residents are invited to meet in the Meeting Room on Wednesday, May 13th, at 2:00 p.m., where a representative from Sunnybrook Health Sciences Centre will lead a workshop on Pedestrian Safety. The presentation is a senior pedestrian education and awareness program, developed in collaboration with Sunnybrook Health Sciences Centre and the Toronto Area Safety Coalition.

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, May 27th, at 11:00 a.m. in the Meeting Room.

Neighbours Committee ~

The Renovation Tour on April 26 was a great success with over 50 residents visiting 7 beautiful renovated units. Thanks to all who helped out and especially to

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the unit owners who opened up their living space to us. It was great meeting each other in such an informal setting.

The Committee will be hosting the third annual reception for New Residents at the beginning of June. Invitations will be sent out shortly.

The next meeting of the Committee is Tuesday, May 12 at 11:00 a.m. in the Meeting Room. We will be discussing plans for the Fall. All are welcome.