

WHAT'S HAPPENING?

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



The Board

Balcony Doors ~

It will be unusually quiet around the building during April, as no construction activity is planned for the month. The balcony door replacement project for the interior units has been completed. The balcony doors for the end units (4 per unit) are in the process of being manufactured. Barring any unforeseen problems, we will see the large tractor trailer once again parked beside the garage entrance starting in mid-May.

Backup Generator ~

The building of the backup generator is nearing completion, with delivery expected at the beginning of May. If all goes according to plan, the generator will be installed on the old shuffle board court prior to the delivery of the doors.

Budget ~

Board and management worked diligently on the budget for the fiscal period May 1, 2015 to April 30, 2016. You will receive a separate notice outlining the budget and the monthly fees pertaining to your unit. Considering the major projects that we have endured over the past couple of years – windows, balcony doors, panel painting and concrete coating – the Board decided to have our reserve fund provisions reviewed by R&C Engineering. Their recommendations are included with the budget material and incorporated into the budget.

Our Treasurer will host an informal budget information session on Thursday, April 23rd starting at 7:00 pm in the Meeting Room.

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Rules & Regulations ~

In anticipation of the revised Condominium Act in Ontario, the Board will be undertaking a review over the next few months of the by-laws and rules and regulations under which our building operates. The Rules and Regulations were last revised in September 2007. To view the components of that document, please visit our website at: <http://ycc323.com/Rulesandregulations.html>. All documents governing this building can be located at: <http://ycc323.com/legal.html>.



Property Management

Cigarette Butts ~

There is no law against smoking, but there are courtesy issues regarding the use of cigarettes. One very large and often overlooked item is the cigarette butt, the leftover from a puff. Far too often this leftover is discarded anywhere: on a sidewalk, in planters and onto balconies. The last-mentioned is of great concern to us. Our residents have endured these butts landing on their balconies or patios and have had lit butts burn furniture and the balcony membrane. Cigarette butts do not decompose; they can exist for many years. No one should have to endure these dirty leftovers. Let's be considerate to our neighbours, refrain from tossing butts off balconies and instead dispose of them properly.

Annual Planning Guide Items ~

The following action items are scheduled for April: budget approval and mailing, budget meeting for owners, stack/horizontals cleaning, HVAC in suite maintenance, tennis courts open.

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The Committees

Communications & Website Committee ~

As mentioned in the December 2014 edition of Viewpoint 50, the editor of that particular edition was a one-time-only guest editor and will not be working on a June 2015 edition. We are looking for another guest editor for the proposed June edition. This is a great opportunity for someone with organizational ability, familiarity with computers and a love of the written word. If you have any experience in putting together a newsletter, or if you would like to learn how (with assistance from the Communications Committee), please let the Committee know via webmaster@ycc323.com, or leave your name and contact information with Isan and he will pass it on.

If you have not visited the Meeting Room recently, you will see a new television screen has been installed on the west wall. It allows committees and management the opportunity to display information to a larger audience without crowding the floor with a projection screen, projector and laptop computer. The first major test was performed by Isan Murat with his excellent presentation at the Neighbours Committee's afternoon tea in March. Slides and videos were shown to approximately 60 residents.

Residents are encouraged to provide suggestions to utilize this equipment. Although we do not have direct access to the television cable, we are pursuing this concept with Rogers. Stanley Cup finals, opening and closing of the PanAm ceremonies, and soccer are programs that we might broadcast for the enjoyment of our sports-minded residents.

Health & Safety Committee ~

Thank you to all residents who attended the Toronto Fire Services presentation on March 23rd. Captain Ron Jones provided valuable information on fire prevention and fire responses. You can still pick up brochures from the table just inside the door of the Meeting Room, as well as reviewing fire safety information on the website.

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The next presentation, to be held in May, will be on Pedestrian Safety. It is a senior pedestrian education and awareness program, developed in collaboration with Sunnybrook Health Sciences Centre and the Toronto Area Safety Coalition. Keep an eye out for more information, coming soon.

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 Wednesday, April 8th, at 11:00 a.m. in the Meeting Room.

Neighbours Committee ~

The second afternoon tea, held on March 11th, was a great success. If you missed it, you can check the website for videos connected to the presentation by Isan Murat on “Growing Up In Romania”.

The Renovations Tour is here! Residents are invited to visit a number of renovated units on Sunday, April 26th, from 2:00 to 4:00 pm. Please sign up for the tour in the Lobby on Tuesday, April 21st or Wednesday, April 22nd, between 7:00 and 7:30 p.m. Space is limited, so sign up early! For more information, please call Marsha at 416-604-3175.