

WHAT'S HAPPENING

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



The Board

Building Envelope (Windows) Project ~

Looking back over the last two months, the exceptionally extreme weather conditions made it virtually impossible to work on the stages. According to the schedule, the project has already taken, at a minimum, a two-month hit. The current projected date for completion is weather-dependent, scheduled for the end of March. Here's an update:

Sliding Windows ~

The work on the sliding windows is completed. The items identified in the questionnaire are being investigated and are addressed as we speak. If you have not completed your form, please do so now. Most of the drainage-hole issues of the sliding windows on the 20th to 26th floors have been resolved; the remainder are in progress.

Exterior Caulking ~

No caulking can be done as long as it is below -5° C. In the meantime the crews are removing the old caulking on the protected balconies. Caulking applied during the cold days will be removed as it did not flow or bind properly.

Given the unpredictable weather, it is difficult to schedule work on specific stages. Work schedules are decided daily based on weather conditions. If there is a stage on your unit's line, you may want to keep your drapes closed during weekdays as workers may be passing your balcony.

Fixed Windows (IGUs) ~

The first batch of leaking IGUs (coated double glass window panels) has been replaced. The view through the clear windows is amazing. The next batch should be done this month with a few late discoveries coming later. In order to

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conduct this work, crews will have to enter your apartment to do work from the inside. (Dust is an inevitable result of the work).

If you are experiencing condensation between the two panes of glass of a fixed window and it is not already on the list for replacement, please contact the management office immediately. It may be that the thermo seal in your window has deteriorated and the window requires replacement as part of this project.

Balcony Doors ~

The sliding doors for the two test units have been installed and tested. Some deficiencies have been identified and are being addressed. A big Thank You from the Board to the owners of the two test suites. We have been constantly in and out of their units and will continue to do so for a while. As you know, the test doors are white on the inside. The impact on the test suites is amazing – the rooms look brighter and somehow larger.

We will add the information and discussion session to the budget meeting in April to discuss the replacement process and the interior door colour choices (white or brown).

This will also be the time to discuss the dual balcony doors. To the best of our knowledge, there are a limited number of double doors installed in the building. These extra doors had been added and paid for by the owners at the time of installation. Please make sure that Isan is aware of it if you have a double door.

Emergency Generator ~

The old generator, that runs one elevator and the emergency lights during power outages, needs replacing. It is near end of life, worn out and burns oil under load. The routing of the exhaust pipes through the locker areas is a potential fire hazard and does not meet the current building code.

In the event of a power failure the new generator will have sufficient capacity to provide cold water to all kitchens and to support a triage centre on the ground floor. It is anticipated that we will have a new generator in place by this summer.

The best place to install the replacement unit is at the end of the shuffle board on the south/west side of the building over the recycle room entrance.

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Engineers are developing the procurement (tender) document specifications. Special attention is being paid to noise and exhaust management.

Budget Time ~

The month of March is dedicated to the preparation of the annual budget. The budget covers the fiscal year starting May 1, 2014 and ending April 30, 2015. The Property Manager and Treasurer rely on various sources to compile a yearly operating budget, which is then reviewed and passed by the Board.

In accordance with the building's Declaration, specific expenses are the responsibility of the Corporation – utilities, contracts (e.g. management fees, HVAC), and on-site wages. General expenses represent costs to maintain the building's high standards (e.g. maintenance, shared amenities, insurance). Operating expenses are allocated as: Utilities 46%; Contracts 26%; Wages 8%; General 20%.

A significant portion of your monthly fees (over and above the operating costs) is the contribution to the reserve fund. These funds are mandated by law and are set aside to pay for future repairs to the building. The current windows project and pending balcony door replacement are examples. The amount required to be collected each year is determined by an independent engineer.

The new budget is scheduled for release on April 3, 2014, with a projected presentation by the Treasurer to owners on April 24, 2014.



Property Management

Building Security ~

For security purposes, key fobs are only issued to those persons who actually reside in the building. We ask the co-operation of all residents to ensure that key fobs are never provided to non-residents. Property management will deactivate any key fob found in the possession of a non-resident.

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To assist residents who have regular visitors (e.g. relatives, caregiver or contractor), management will provide access to the building upon prior written authorization by the resident. Please speak to management if you wish to make such arrangements.

Please accompany your guests at all times when using any of our recreational facilities.

Windows: Indoor Humidity and Condensation ~

With the extreme cold weather, some residents have wondered if the condensation on their windows is serious or just a passing problem.

Condensation will often occur on sliding windows during the extreme cold where the warm inside air in your suite meets cold from the outside of the windows. If you are experiencing condensation, this is probably normal and a result of humidity in your suite.

To help minimize condensation caused by humidity, residents should check to see if any of the following conditions might be contributing to the problem:

1. If you have a humidifier installed in your suite, reduce the humidity level;
2. When cooking, doing laundry or bathing, use your exhaust fans;
3. Leave your drapes open to improve air circulation near the windows;
4. The building ventilation system is purposely designed to allow air flow from hallways under and around your suite door into your suite. If you have installed weather stripping around the door, you will receive less air circulation and your exhaust fans will be less efficient.

If you aren't sure whether there is an actual problem with condensation, please contact the management office. We are here to assist you.

Annual Planning Guide Items ~

The following action items are scheduled for March: insurance quotes; reserve fund review; budget with Treasurer; HVAC in-suite maintenance.

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The Committees

Communication & Website Committee ~

The next edition of **Viewpoint50** will be issued mid-May. Anyone with general information or articles they would like to have included in the newsletter, please contact Terry Graham at turtleboy@sympatico.ca by May 1st. Alternatively, you can leave a written article at the Management Office and it will be passed on to Terry.

For events with short timelines, please check “Current Activities” on the website www.ycc323.com, or read it on the Bulletin Board opposite the mailboxes. This posting is changed weekly.

Grenadier Square Development Committee ~

The High Park Coalition is pleased to announce that, on Feb. 25, 2014, the Etobicoke-York Community Council (EYCC) unanimously voted against the Grenadier Square Development proposal, citing major concerns including: “over-development and over-intensification” and “not in keeping with the character of the neighbourhood”.

The Council Chambers exceeded full capacity with over 100 concerned citizens attending the meeting. The City received almost 200 e-mail deputations and a petition with over 2,200 signatures. This information was included in the Council agenda package and helped to solidify Council’s unanimous opposition.

The EYCC directed the City Solicitor and other select City staff to continue to defend the City’s refusal of the development proposal at the Ontario Municipal Board (OMB). The OMB pre-hearing is scheduled for March 21, 2014.

The High Park Coalition will stand along side the City in this fight for responsible development.

How can you help?

- Please go on-line to www.highparkcoalition.ca;
- Attend meetings – details will be posted;

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- Sign the on-line petition;
- Donate to the HPC fund to retain planning and legal professionals to support us at the OMB.

Thank you for your ongoing support!

Health & Safety Committee ~

The Health & Safety Committee would like to thank everyone who took part in the recent CPR/Defibrillator workshop. It was a great success and discussion is under way for another workshop in the future.

Given the interest in the workshop, the Committee is now looking at putting together a series of information seminars/workshops relating to health and well-being. The first session will centre on Silver Circle (www.silvercircle.ca), a volunteer not-for-profit organization that provides practical assistance and social support to seniors, caregivers and adults with disabilities living in West Toronto. The tentative date for Silver Circle's presentation is March 26th at 2:00 p.m. As soon as the speaker is confirmed, notices will be displayed on bulletin boards and in YCC323's website.

The Health & Safety Committee meets once a month, and welcomes any residents who might wish to attend. Check the website for the next meeting date.

Neighbours Committee ~

The Committee is busy with new ideas for social events to build 'community' at 50 Quebec.

Your response to our Interest Survey was great. The Renovation Tour is a 'go' for the Fall with 10 units signing on. There is as much interest in the Hobby/Craft Show, but we need more participants. Do you indulge in embroidery, photography, woodworking, sewing, wine making, knitting ... welding ... or ...???

Participants can set up a small display, perhaps with a demo or even free samples! If you're interested, please drop a note to Management or call Marsha at 416-604-3175.

Our Committee meets about once a month, usually on a Wednesday afternoon. Check the website for the next meeting date. Everyone is welcome.