

WHAT'S HAPPENING?

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



The Board

Building Envelope (Windows) Project ~

The extremely cold weather of the last few months made it virtually impossible to work outside. Consequently, the project schedule took a serious hit. The current projected date for completion is a weather co-operative mid-May. In the meantime the contractor is trying to get as much work done as possible by deploying crews in weather-dictated locations. If it's windy, work continues on the balconies; if calmer weather prevails, work progresses via the stages. This makes it extremely difficult to predict at which window they will be at any given time.

The board has signed a fixed price contract with the proviso that there is no extra cost for weather delays. It's the workers and their company who are carrying the loss. Here's an update on the project:

Sliding Windows ~

The work on the sliding windows is now 95% complete. Some remaining cleanup items will be addressed as soon as possible.

Fixed Windows (IGUs) ~

Most of the leaking IGUs (coated double glass window panels) have been replaced. The final batch should be completed this month. In order to conduct this work, crews will have to enter your apartment to work from the inside. Unfortunately dust does result from this work. However we are hopeful that the short term inconvenience will not spoil your enjoyment of your new windows.

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Concrete Repairs ~

Concrete patching and shaving had to be stopped due to the extreme cold weather. It remains to be completed. Some of the damage had been so extensive that concrete splattered into an apartment when the workers cemented the gap. Our apologies and please stay in contact with Isan to have any subsequent damage repaired.

Completing this work will, in some instances, require moving the stages yet again.

Exterior Caulking ~

No caulking can be done as long as the temperature is below -5°C or during wet weather. In the meantime, the crews are removing the old caulking on the protected balconies. Unfortunately, most of the caulking applied after Christmas during the extremely cold days will have to be removed again as it did not flow or bind properly.

There are four different caulking to be applied: Glass to Metal, Metal to Metal, Concrete to Metal and Concrete to Concrete. Therefore, contingent upon the weather interruptions, crews may show up more than four times at your window. 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.

The crews will clean debris from the balconies when all work is completed (most likely in May).

Balcony Doors ~

The sliding doors for the two test units have been installed and tested. Some deficiencies were identified and have been addressed. The project manager currently is working on the specifications for the tender document.

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 an information and discussion session to the budget meeting to discuss the replacement process and the interior door colour choices (white or brown).

This is also the time to discuss the dual balcony doors. According to our information, there are a limited number of double doors installed in the building. These extra doors were added and paid for by the owners at the time. Make sure

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that Isan is aware if you have any double doors. We will investigate some of the double doors to see if it is possible to install the new doors without removing the extra doors.

Exterior Coating and Painting ~

The specs for the exterior painting of the metal panels and frames, as well as the protective coating of the concrete, are being drafted. All the exterior metal panels are to be painted to replace peeling paint. At the same time, a protective coat will be applied to the outward facing concrete, covering small cracks and crevices to protect it from early deterioration.

All painting and coating has to be done during the warmer months. We will be applying a test coat to the exposed walls of one of the corner balconies.

Emergency Generator ~

The current generator, which runs one elevator and the emergency lights during power outages, is near end of its life. It is worn out and burns oil under heavy loads. The routing of the exhaust pipes through the locker areas is a potential fire hazard and does not comply with the current building code. This is a critical project as we are currently without a reliable source of emergency power.

The tender documents to replace this generator are in final draft. They will be sent to qualified vendors as soon as the static tests at the new location have been done (this has been delayed due to the frozen ground).

Request for Corporation Records ~

The month prior to the Budget and AGM meetings are extremely busy for the Building Manager. In addition to his daily tasks of looking after the building and contractors, Isan is responsible for the preparation of the documents and mail-outs for the meetings. This is also the time when owners typically ask for specific copies of Board documents. Unfortunately management also has to deal with one or two owners making extensive urgent requests looking for information to challenge the Board's right to make decisions, and/or the decisions that have been made.

Every owner has the right to ask for copies of board documents as per The Condominium Act. To manage the requests and the associated workload, as well as introduce a level of accountability, the Board has generated a Request for Corporation Records form. The form identifies the requester, which documents are

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being requested and the purpose of the request. For projects in a pre-contract state, all reference to contractors, scope and cost estimates will be removed to protect commercial proprietary and competitive information. This will help to prevent compromising the integrity of the Board and potential legal ramifications (please see *Note* below).

Based on workload and the extent of the request, Isan will endeavor to fulfill the requests within one to three working days. A non-refundable administration fee of \$0.15 per page is applicable, payable by cheque upon receipt of documents. The form can be obtained from Isan or found on the website.

Note: An owner, after having requested and received extensive documentation on a replacement project, contacted a potential contractor and discussed the project. Unfortunately, in order to maintain the integrity of the project and the fairness of the competitive process, that contractor then had to be excluded from the bidders list.

Budget Information ~

The 2014/15 operating budget has been passed by the Board of Directors. The Board is pleased to announce that the operating expense increase has been held to 2%. Full details will be circulated to all owners, and an information session will be held on Thursday evening, April 24, 2014.



Property Management

Storage of Items in Parking Spaces or on Balconies ~

The storage of anything other than a vehicle in your parking space is not permitted by the condominium Rules. If you are currently storing other items such as bicycles in your parking space, we ask that they be removed immediately.

Unlicensed vehicles (e.g. if the license has not been renewed) will be subject to removal without notice to and at the owner's expense.

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Only well-secured seasonal furniture is permitted on balconies. These areas may not be used for the storage of other items such as bicycles, etc.

Also, please be reminded that barbeques are prohibited on our residential balconies.

Fitness Area ~

The fitness facilities are available from 5:00 am until 11:30 pm. Please be reminded that the fitness area is closed Monday and Thursday for cleaning between 10:00 am and 12:00 pm. Residents and their guests must vacate the area during this time.

Children and minors under the age of 16 may only use the fitness equipment if accompanied by an adult who is responsible for ensuring that the equipment is used safely and appropriately. After using the equipment, it must be left in a clean and tidy condition for the next user.

Attention: Cat Owners ~

Please ensure that cat waste (kitty litter) is double-bagged and tied securely before depositing it down the garbage chute. When a bag comes in contact with the garbage compactor and breaks, the kitty litter scatters everywhere which then necessitates cleaning by the superintendents.

Kitty litter must be disposed of through the garbage chute only. Do not flush litter down toilets – the litter will block pipes and cannot be flushed due to swelling after it enters the pipes!

Annual Planning Guide Items ~

The following action items are scheduled for April: budget approval by Board, mail budget, budget meeting for owners; flushing of kitchen stacks; HVAC in-suite maintenance; tennis courts open. Notices of maintenance will be posted.

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The Committees

Communication & Website Committee ~

This is a reminder that 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.

Energy Committee ~

Spring is finally here! Some suggested energy saving tips to keep in mind as the warmer months draw closer:

Whenever you are not home during the day it is a good idea to close your drapes and blinds. By keeping the hot sun out, your unit will stay cooler during the day without the need of air conditioning. It is also a good idea to keep your balcony doors and windows closed when you are running the air conditioner in your unit.

The simple step of turning off the faucet when you are cleaning your teeth prevents unnecessary water wastage. This in turn realizes savings for all of us when it comes time to pay the water bill for YCC323.

As you sort through all your spring clothes please remember that others who are less fortunate will make good use of your unwanted, gently used clothing. You may wish to take your excess items downstairs to the recycling room and put them in the red recycling bin for collection and distribution to various organizations.

For anyone interested in learning more about the Energy Committee and its various activities, please leave your name at the office and we will be in touch.

Grenadier Square Development Committee ~

Thank You ~ The community support has been amazing!

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On February 25, 2014, the Etobicoke York Community Council (EYCC) voted unanimously to reject the Developer's proposal. The EYCC decision was approved by all City Council in March, 2014.

The initial Ontario Municipal Board (OMB) Pre-Hearing was held on Friday, March 21, and a second Pre-Hearing is scheduled for June 6, 2014, so that the Board can be presented with the final list of "participants".

The OMB Hearing dates are set for two full weeks: the weeks of Sept. 8th and Sept. 15th, 2014. The "Parties" to the OMB hearing are: i) the City of Toronto, ii) the Developer, and iii) several members of the High Park Coalition executive, individually named.

It is important to note that negotiations may happen between the City of Toronto and the Developer, and if a settlement is reached there will be no need for a formal OMB hearing, in which case the HPC will not be a Party to such negotiations. Alternatively, if the Parties select to go to mediation (which is another option in the process), the HPC named individuals will be a party to the mediation.

Fund Raising ~ Now needs to be the focus!

The HPC is very fortunate to have retained the services of an excellent urban planner and lawyer, both of whom have extensive experience at the OMB. More funds need to be raised if we are to be a party at the OMB proceedings.

Please continue to support your neighbourhood and the High Park Coalition's quest for responsible development. Please visit our website at www.highparkcoalition.ca to learn more, to get involved, and to donate to this important cause.

Health & Safety Committee ~

The Silver Circle services for seniors presentation on April 2nd was such a success that Isan had to run out (literally) for more coffee cups! Thank you to all who attended. For anyone who missed the session, copies of the handouts will be available for a short period of time in the Office, or you can visit their website at www.silvercircle.ca.

Planning is under way for the next presentation (topic to be decided) sponsored by the H&S Committee. Please watch the bulletin boards, "Current Events" or the website for more information as it becomes available.

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The Health & Safety Committee would like to recruit more volunteers to work on the committee. As more presentations are planned, we could really use extra hands to help behind-the-scenes. If you have a little time every month to spare, and would like to get more involved in our condo community, please leave your name and number with Isan. Someone from the Committee will be in touch to explain the duties – and the rewards – of working on the Health & Safety Committee.

Landscaping Committee ~

The Landscaping Committee is responsible for planning the appearance and supervising the care of our grounds. We enjoy a good relationship with our gardener and are pleased that he has won professional awards for the combined 50-80-100 Quebec landscaping.

We are currently working on Phase 3, which will cover the ground from the west side of the Gothic stairway over to the area belonging to the first house. We are looking into removing the grass in the above area and replacing it with native plants and trees. There is a great advantage to native plantings; they will require water throughout the first summer so the root system is well-established, then little or no watering will be required. Phase 3 will present a pleasant change from the current ground covering – and will also help to reduce our water bill!

Neighbours Committee ~

Check this space next month for up-to-the-minute information on:

- ~ the Renovation Tour
- ~ the Hobby/Craft Show