

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 is progressing at a good speed. The current projected date for completion is a weather cooperative mid-May.

This is a fixed price contract with allowances for parts and material. As less material than anticipated was used, the Vendor amended the contract reducing it by close to \$60,000.

Here's an update:

Sliding Windows ~ Complete

Fixed Windows (IGUs) ~ Complete

Windows that have been recently identified as broken will be replaced as part of the ongoing windows maintenance.

Concrete Repairs ~ Complete

Exterior Caulking ~ Close to completion

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 (construction clean) debris from the balconies when all work is completed.

WHAT'S HAPPENING?

Balcony Doors ~

A briefing meeting was held on April 24. The doors will be uniformly light brown on the outside. There are two choices of color for the inside: white, which is the new standard in the industry, or dark brown to match the old color as best as can be done. The brown match will not be perfect as the old brown has been faded by the sun and weather to various degrees. Test doors are white on the inside. The impact on the test suites is amazing; the rooms look brighter and somehow larger. We will send out a questionnaire for your choice of interior door color. All doors within your unit will be painted the one colour of your choice.

A limited number of units have double balcony doors installed by their owners. Make sure Isan is aware of your double doors. The vendor will remove the doors and leave them on your balcony. You will have to re-install them at your 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 reinstalled, the vendor will remove them with the other doors - just mark them accordingly so the vendor knows what to do.

At contract time we will identify available door handle styles.

Exterior Coating and Painting ~

The tender for painting the metal panels and frames, as well as the protective coating of the concrete, has been sent to vendors and bids are expected shortly.

All the exterior metal panels are to be painted light brown to replace peeling paint. At the same time, an elastomeric protective coat will be applied to the outward facing concrete, covering small cracks and crevices to protect it from early deterioration.

We will test the coating on the exposed walls of one of the corner balconies.

Emergency Generator ~

The generator replacement project was held up by the inclement weather as well. The static tests for the new location have finally been completed. The results are being added to the final tender set and will be sent to qualified vendors.

WHAT'S HAPPENING?

Landscaping ~

The landscaping near the building will be delayed until summer, when all the stages should be gone. In the meantime the landscaper will concentrate on refreshing the grounds on the south side. We had quite number of comments over the vividness of last year's colours around the building.



Property Management

Annual Planning Guide Items ~

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

Check this space next month for a full report from Property Management.



The Committees

Communication & Website Committee ~

We are all looking forward to the Spring/Summer 2014 edition of Viewpoint50, which will be issued mid-May. Terry Graham is the editor of this three-times-a-year community newsletter, and his sister Judy Graham Coney has the task of formatting it – not an easy job! A big Thank You to them for their dedication and professionalism.

In case you're wondering – or even if you're not – about the various communications you receive, the current set-up is as follows:

WHAT'S HAPPENING?

- **Viewpoint50** is the community newsletter, published three times a year, containing articles of general interest not only in the building but also in the surrounding community, such as events in High Park or the three Villages in our neighbourhood;
- **What's Happening?** is a communiqué from the Board, Management and Committees, issued monthly, providing background information about the regular maintenance and operation of, and special projects relating to, 50 Quebec Avenue.
- **Current Activities** is a brief summary of events and activities that have a shorter time-line than one month.

Health & Safety Committee ~

A new presentation on Falls Prevention is planned for May 28th, from 2:00 to 4:00 p.m., in the Meeting Room. A nurse from Toronto Public Health will be in attendance to speak about ways to reduce your risk of falls. Please watch the bulletin boards for more information. Everyone is welcome.

As a result of this new presentation, the Toronto Fire Services talk about fire safety and prevention will now be held in the Fall.

The Health & Safety Committee has issued a number of information sheets written specifically for our residents. One of the information sheets is devoted to cleaning lint traps. It is the responsibility of all unit owners/tenants to ensure that the dryer vent is cleared of lint at regular intervals, as a clogged vent reduces the efficiency of your dryer and also poses a potential fire hazard. Please see our website at www.ycc323.com and follow Committees > Health & Safety > Brochures & Videos > Kitchen Dryer Vent for complete instructions, or pick up a hard copy in the Meeting Room. There is a sign-up sheet in the Management Office for those who require assistance in cleaning the lint trap.