

## WHAT'S HAPPENING?

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



*The Board*

### **Exterior Painting and Coating ~**

The painting of the metal panels and the coating of the concrete is progressing well, and is winning praise from all who have seen it.

While work is being done on your balcony, it's important to understand that your balcony area is a work area and falls under the rules of the *Workplace Safety and Insurance Board*. You should not be on your balcony during that time and your balcony door must be closed. If you are chatting to the workers and something happens, you may end up being held responsible for any accidents.

During the power washing, please keep both your screen door and your balcony door tightly closed. It is recommended that you remove everything from the balcony, or at least cover it securely while providing free access to the panels. All the work undertaken will occur on two risers at the same time moving from the top to the lower floors. As this is an outdoor project, it very much depends on the weather. Given good painting weather the west side work should be completed before the long weekend, while work on the east side of our building will have started.

The panels will be painted with three coats of paint. There has to be about one day drying time between coats. You can expect that painting activities will be going on as long as the stages are in front of your balconies. It is anticipated that the project will be completed by mid to end September.

### **Balcony Doors ~**

The doors will be ordered for an early fall project start. We may have to install the doors in two phases with a break during the winter months.

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We had a survey to reduce six colour options to a final two inside door colours, and appreciate the excellent response and comments. Unfortunately we have to revise and rerun the survey, as it had not been clearly stated that for stability reasons the entire 03 to 06 door assembly – including the sliding door, the fixed full size window and the side window with lower sliding windows – will all be replaced. A number of 03 to 06 owners had selected dark brown to maintain a colour match to the window inside. As the entire assembly will be replaced, the colour matching is no longer an issue. Your colour choice will be for all the doors within your unit. At contract time we will also find out about available door handle styles from which we can select.

A limited number of units have double balcony doors installed by their owners. Make sure Isan is aware of your double doors. The contractor will remove the doors and leave them on your balcony. You will have to re-install them at your own cost. We will provide you with the name of a contractor who can do the job. If you do not want the old double doors re-installed, the vendor will remove them with the other doors – just let Isan know and mark the doors accordingly so the contractor knows what to do.

### **Late Summer Barbeque Proposal ~**

The Board of Directors supports a proposal to have a Late Summer Barbeque on Saturday, September 6th. The event will provide an opportunity for residents and staff to socialize before we start planning for hibernation. If you are interested in co-ordinating or volunteering for this event, please let Isan know.



*Property Management*

### **Disposal of Oversize Garbage ~**

Oversize items (e.g. furniture, mattresses, etc.), old electronics and metal items (such as appliances) are collected by Waste Management at no additional cost. However, the City will not pick up this type of garbage without an appointment. Please contact the Management Office to have an appointment made

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with Waste Management. After the appointment is made, please place these items for collection at curbside on Gothic Ave near the garbage bins.

### *Furniture and Mattresses*

Place all furniture and mattresses in the designated collection area before 7:00 a.m. on collection day (as confirmed with the Management Office). Please separate mattresses and box springs from regular bulky furniture items.

### *Electronics*

Also by appointment, the City collects small electronic items such as cell phones, pagers, radios, cameras etc. Small electronics can be dropped in the office for disposal.

### *Metal*

Place metal items such as appliances, bed frames, bicycles, etc. in the designated pick-up area. The large metal items should be dismantled, bundled and/or tied. Remove doors from large appliances (refrigerators, ovens, dishwashers, etc.).

For more information about disposal of large or unusual items, please contact the Management Office.

### *Annual Planning Guide Items ~*

The following action item is scheduled for August: stack cleaning.



*The Committees*

### *Communications and Website Committee ~*

There appears to be some confusion as to the purpose of the various communications residents receive. Questions are asked as to “why both”, “what’s the difference”, and most important of all, is Terry Graham still the editor of the newsletter?

## WHAT'S HAPPENING?

To answer the last question first, Terry Graham most certainly is still the editor of the Viewpoint50 newsletter. He's doing a great job, along with his sister who does the formatting for publishing, and hopefully they will continue to do so far into the future.

As for "why both" and "what's the difference", here is a brief explanation of the two major communication vehicles used to provide information to residents:

- **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. Input is invited from all residents, and management gets the opportunity to summarize achievements and communicate future goals.
- **What's Happening?** is a communiqué from the Board, Management and Committees, issued monthly, providing information about the regular maintenance and operation of, and special projects relating to, 50 Quebec Avenue.

### Energy Committee ~

You will have noticed that over the past few weeks the lights in the garbage rooms have been changed to "motion sensor" lights. This was an implementation of one of the many initiatives identified in last year's energy audit. It was also supported by owners' recommendations that were communicated directly to members of the board. A big thank you to all concerned.

Many of you make good use of the battery recycling box in the office and this is a good thing. The battery recycling program Call2Recycle accepts used batteries and unwanted cell phones only. Please do not leave used light bulbs and land line phones in this box as they are not items that can be accepted by the battery recycling company. There are re-sealable plastic bags attached to the recycling box for you to use to package your unwanted batteries. Please feel free to use as many as you may require in order to secure the batteries before depositing them in the recycling box.

Your support of our various recycling and energy saving initiatives to make our building more "green" is appreciated. Thank you!

## WHAT'S HAPPENING?

### **Grenadier Square Development Committee ~**

The recent Community Garage Sale was a great success and a significant amount of money was raised. The event was a success largely due to the efforts of the Volunteers who donated items for sale, helped to set up, acted as salespeople and helped clean up. Thank you to all Volunteers.

In order to raise more funds for the continuing fight for responsible development in our neighbourhood, a summer garden party will be held on August 23<sup>rd</sup> at 70 High Park Ave. This fund raising event will include entertainment and a silent auction. Further details will be published closer to the date.

To update you on the current situation with the Grenadier Square Development: the Parties (the City, the Developer, and the High Park Coalition) are scheduled for Mediation on August 15<sup>th</sup>. Mediation is a process aimed at reducing the number of issues in dispute prior to proceeding to the Ontario Municipal Board. The Ontario Municipal Board hearing is scheduled for a two-week period starting on September 8<sup>th</sup>.

Fundraising efforts continue. Please visit the website at [www.highparkcoalition.ca](http://www.highparkcoalition.ca) to see how you can contribute.

### **Health & Safety Committee ~**

Just a reminder that you can still sign up for the Exercise Classes for Seniors (free classes for adults 55+) that are now underway in our Meeting Room. If you are interested, please call 416-243-0127, ext. 237, to obtain more information and to register (which is required before attending classes). Classes are held on Wednesday and Thursday afternoons.

Plans are under way for more workshops on seniors' healthy living, with speaker(s) from the Toronto Public Health department. Stay tuned for more information as the presentations are firmed up.

### **Landscaping Committee ~**

If you haven't already seen it, please take a moment to stroll along Gothic Avenue and look at the new plantings on the southwest corner of our grounds. While the planting may look sparse right now, give it a year or two and it will fill in nicely. Over the winter, the Committee will be working on the next step in the continuous improvement of our surroundings.