

Spring Newsletter 2007

Board of Directors:

Yves Fournier - President

Fern Stimpson -V.P.

Bill Henderson - Secretary

Bill Davidson - Treasurer

Terry Graham – Director

Property Manager:

Lesley Morton R.C.M.

Staff:

Radu Prisacareanu

Carlos Rosas

Office Hours:

Mon-Wed-Fri.

9 a.m. to 5 p.m.

Tuesday

9 a.m. to 12 p.m.

Thursday

10:30 a.m. to 6:30 p.m.

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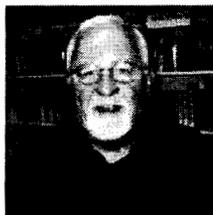
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VIEWPOINT 50

NEWSLETTER

PRESIDENT'S REPORT



Greetings,

Once again I am happy to share through this issue of Viewpoint 50 some of the recent issues that have been on the Directors' plate over the past weeks.

Budget: The 2007/2008 budget has now been finalized and communicated to all owners through letters and an information meeting held on April 19th. Our Treasurer Bill Davidson and our Property Manager Lesley Morton have spent many hours crunching numbers in order to prepare a budget that adequately addresses the current operation needs of the Corporation while proactively funding future needs through a significantly increased contribution to the Reserve Fund.

The Board approved this budget keeping in mind the fact that owners will also be facing a significant property tax increase. Consequently a 6.96% increase to the monthly common element fees was deemed reasonable and realistic.

As required by the condominium Act, The Board directed the Corporation's engineer Nancy Gillespie to prepare an updated Reserve Fund Study forecasting the estimated needs of our Corporation for future years. A funding plan was established and recently sent to all owners (Form 15).

Garage Roof Rehabilitation: The Board recently reviewed the bids received from various contractors for the rehabilitation/restoration work to be done to the roof structure of the underground garage. This project is scheduled to begin in the forthcoming weeks and will continue until late summer, May 21st. to August 31st.

This project presents significant parking challenges as there will be no visitors' parking and some interior spaces will not be usable while the work is in progress. The Board approved reimbursement of one on street parking permit per unit. The Board is also inviting any individual who may have a vacant parking space to make it available to residents in needs by making use of the forms currently posted on the various community bulletin boards.

Our Landscaping Committee has met with the engineer to discuss its recommendations for the front of the building and a landscape architect has been hired to present proposals, which will be presented to the owners/residents before being formally approved by the Board.

An information meeting on this project is scheduled for May 10th.

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President's Report continued

Building envelope restoration: Last fall, we proactively knocked down loose and delaminated concrete. Our engineer is currently preparing the specifications for the restoration of the affected areas on the envelope and on certain balconies.

We were also advised that carpeting, especially the glued down type is a major contributing factor to the delamination of the concrete and consequently the Board will no longer grant approval for the installation of such carpeting on the balconies.

It is to be remembered that balconies are exclusive use common elements and consequently the removal of any floor covering maybe be required should the Corporation need to proceed to repairs of the concrete. It is to note that such removal, when required will be at individual owners' expense.

Tennis and Swimming Pool: The courts are now in operation and the swimming pool is scheduled for opening on June 1st. In order to prevent and deter trespassing, the High Park Green Recreation Joint Board has approved the hiring of security guards and canine patrol for the swimming season. These patrols will extend to the tennis courts and adjacent common areas. The security patrols will be in the late evening and night.

Garbage: We continue to experience the occasional illegal dumping of garbage near the entrance to the garage. Please remember that disposal of construction material is not the responsibility of the Corporation and make arrangements with contactors and tradesperson to remove and dispose of any construction debris generated by work in your unit.

The corporation intends to vigorously pursue all legal options to deal with violators.

Emergency contact: Please inform Management of any change in your emergency contact numbers. For your own safety and protection it is essential that the Corporation be in a position to reach family members or friends in case of emergency.

Once again Terry Graham and his team have put a tremendous amount of time and effort in the preparation of this spring edition of Viewpoint 50 and deserve our appreciation.

All the best,

Yves Fournier
President

PLEASE A 'VOID' THIS



Management would really appreciate all residents sign up for automatic withdrawals to pay their common fees.

This is a convenience that management offers and it stops the monthly fee processing and makes it more convenient for you, and no need to review every year. If you are not taking advantage of this service, please see Lesley with a void cheque.

Mark these dates:



Events at 50 Quebec:

May 10th Meeting on Landscaping
for 50 Quebec

Third Monday of the Month:
Book Club

June 1st. Opening of the Swimming
Pool.

Bloor Street West Village Events:

May 12th Mother's Day

June 16th. Sidewalk Sale

July 14th. Kid's Carnival &
Sidewalk Sale

August 25, 26 & 27th.
Ukrainian Festival & Parade
** Please note there will be no
vehicular traffic on Bloor Street
West that weekend.

Property Manager's Report



Lesley Morton R.C.M.

PIGEONS ON BALCONIES

Often concerned residents will notify the office that they have observed pigeons nesting on their neighbours' balconies. Droppings and nesting materials on or around a balcony send a message to other residents that this building is not properly maintained. Pigeons can also become a serious nuisances and possible health hazard especially to the elderly.

Controlling pigeons on balconies requires considerably effort. The most effective and permanent methods of control involve structural modifications, which make it difficult for the birds to access the balconies. Physical exclusion can be accomplished by installing weather resistant netting, wire screening, or other materials in a manner that will restrict access to the balconies.

Acoustical and visual repellents are other means of reducing pigeon usage, but pigeons usually become accustomed quickly to these scare devices. There is very limited success using balloons, owl decoys, and reflective tape. The same limited success is achieved by the use of noise making devices such as tape-recorded bird distress calls.

Netting is the most efficient and effective method to prevent birds from entering balconies. When installed, netting is virtually invisible, please contact ORKIN at 416-754-8168 if you are interested in installing netting. Please keep in mind that netting will have to be removable for any repairs or maintenance required to the balconies or balcony railing.

Check your balcony daily for nesting material and remove any that you find. If you are going to be away for any length of time, have a friend or neighbour check your balcony.



Meet Radu



Radu was in a small town called Iaci in Romania and came to Canada in 1998.

In Romania, Radu attended 12 years of elementary and high school. Next he attended university to study Hydrotechic Construction. During that time, he also spent 1 ½ years in the Romanian army, which was difficult and grueling.

It was always his dream to come to Canada. When the opportunity arose in 1998 he quit university just before graduating to come to Canada.

Radu's first job in Canada was being a waiter. He then went on to work in shipping and receiving and also as a carpenter. In 1999 Radu started his career as a super. He started as an assistant super and then as a super for a large Toronto condo.

In 2006 he had to return to Romania for 9 months to take care of family matters. Radu's parents are living in Romania and it is his hope to bring them to Canada to be with him and his sister and her family.

Then, on March 5th, 2007 he joined us here at 50 Quebec. He turned down other offers because he was so impressed with the building, the staff and the few residents he met.

Radu's hobbies include cooking, biking, soccer (he plays with a local team) going to the gym, cars, and roller blading and skiing. When it comes to music, he enjoys jazz and classical and Romanian music.

Radu came to Canada seeking a new life and he has no regrets. He feels that 50 Quebec is home and that being a superintendent seems like his working on his own place. He has found Lesley and Carlos to be very supportive and helpful.

So, **WELCOME RADU**, you are happy to be here and we are very happy to have you as a member of the 50 Quebec community.



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A TALE OF TWO LIBRARIES



It originally opened on the southwest corner of Willard and Monty Avenue in 1904. Its present site opened in 1930. It was designated as a heritage Building in 1975. In 2004-5 it was wonderfully renovated.

"It" of course, is the Runnymede Public Library.

Runnymede has enriched the neighbourhood with over 66,500 books including books in French, German, Ukrainian, Polish, Russian and Italian. Periodicals, newspapers, various magazines, tapes, audio books, cassettes, periodicals, DVDs plus twenty computers are the many opportunities available in which to explore and learn.

In the programming includes computer literacy, evening book/social events, Citizenship Classes and workshops on Canadian Experience for newcomer professionals. Rental meeting rooms with audio/visual equipment are available for 36-60 people.

On the second floor, stories and singsongs are often in progress, always popular with Moms and toddlers. Teens are encouraged to use the library facilities for quiet study during the school year. March break and summer programs are planned for children and youth.

Do take advantage of the programs and facilities.

50 QUEBEC LIBRARY



At 50 Quebec, we have our own library. Volunteers, Marge Caplan and Ethel Thompson have enthusiastically looked after it since 2001. The shelves are filled to capacity with donated novels, mysteries, biographies, self-help and other interesting topics. Puzzles and magazines are also available.

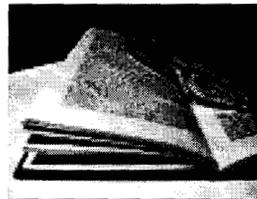
The process of determining the popularity of the books is efficient and effective. On arrival the books are stamped with the date, and this is repeated every time they are read and placed on the Return Shelf. Please do not "help" our volunteer librarians by shelving your books, as they will not be stamped with a date, and therefore there will be no record of residents having read them.

Books are checked periodically and should there be few stamped dates, they are removed. Old and overflow books have caused a disposal problem

Any volunteer drivers with SUVs in the building????

Claudia Mykytiuk

BOOK CLUB



It has been an absolute pleasure meeting new people and discussing the books we read. Why is it I wonder that we all read the same words, but get an entirely different message? But then that is the fun of a book club.

I am delighted to report that we have 11 people in the book club. Mind you, not everyone can make every meeting. And in order to find the best evening we have decided to hold the meetings on the third Monday of each month. That also seems to be the one night that the meeting room is not in use. Should you have any questions or wish to join us, please call me at 416-763-0101.

Cheers!
Lena Belanger



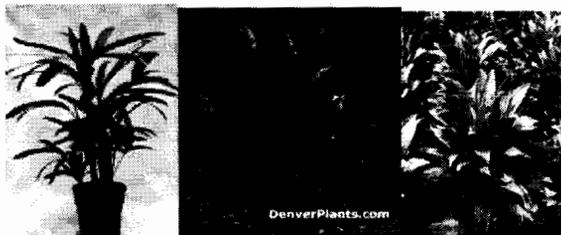
NEW LOOK FOR THE LOBBY Submitted by Mary Hilborn

You must have noticed the change in the lobby décor. I contacted the Board and they assigned responsibility for lobby plants and seasonal lobby decorations to the Landscaping Advisory Committee. The Committee chair is Loretta Ycas and Lena Belanger and I are members.

The lobby is a challenging project. While there is lots of filtered natural light, the environment is somewhat hostile to live plants due to lack of humidity, vandalism, variation in temperature and a lack of full spectrum lighting. I wanted to create an effect that was tasteful, cost-effective, and impressive and a source of enjoyment for residents and visitors.

We chose plants that were visually interesting, fairly easy to maintain, hardy, could be maintained in temperature and light extremes, and most importantly, added a bold new look to the lobby.

I thought you might like to know the names of the plants in case you want to purchase your own or for general interest. Closest to the front door are the repotted *Raphis Palms* in one pot. On either side of the elevators are Burgundy Rubber plants. By the front window are two *Dracaena* plants. The solid green leaf is the variety "Janet Craig *Dracaena*". The variegated leaf plant is the variety *Dracaena Warneckii*. The dish garden, which moves to various locations, is currently filled with a *Kalanchoe*, which is a lovely flowering plant that comes in many colours, currently yellow. The yellow leafed vine is *Neon Philodendron*. The plants are *Aglaonema* or Chinese Evergreen and a small *Dracaena Warneckii*.



I measure the water requirements twice weekly using a hydrometer. On weekends, I water and fertilize as needed. On a bi-weekly basis, I clean each leaf and pot so that any dust, insects and damage is dealt with immediately. It is time consuming, but plants are part of my life at 50 Quebec. If any of you have questions or would like advice on your own plants and flower selection, please feel free to contact me at maryhilborn@sympatico.ca



Attention Resident Bikers (That's Bicyclers!!)

Now that spring is here and our thoughts are turning to two wheeler tune-ups you might also be thinking about safe and scenic routes to pedal on these balmy days.

The City of Toronto provides, for free, a large, detailed glossy, folding map showing the many and varied cycling routes in the GTA beginning right across Bloor St. in High Park.

The map includes a wealth of information that will make your outing safe, efficient, and enjoyable. "Cycling Map" is available at: City Hall, or www.toronto.ca/cycling

And
Councilor Bill Saundercooks' Ward 13 office, 17 St. John's Road: www.saundercook.ca 416-338-5165

HAPPY TRAILS!



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TIPS TO MAINTAIN BUILDING SECURITY AT THE MAIN ENTRANCE AUTOMATIC DOORS

Please refrain from entering the building this way unless you are:

1. Carrying/handling shopping bags, groceries, luggage, etc.
2. Using a walker, wheelchair, and cane.
3. In any condition that requires ease of access.

It is always best to have your keys ready as you enter the outer doors. Unless you recognize other people do not let them into the lobby, rather refer them to the resident names panel and phone contact system.

If in doubt, or uncomfortable about people loitering near the front doors use the single door entrance/exit near the games room at the south east corner of the building.



Our neighbourhood Police Station is:

11 Division, 209 Mavety Street
Front desk: 416-808-1100
Fax: 416-808-1102
E-mail:
11division@torontopolice.on.ca



Garbage Chutes

Our usually smiling superintendents are certainly not their joyous selves when residents stuff half grown trees, crates, and similar large objects down the garbage chute. Hours of work are needed to unblock the chute someone has so thoughtlessly clogged. Those chutes are intended for carefully packaged household garbage, not the baby grand you no longer play! PLEASE take all objects, other than household garbage down to the recycling room. There is a bin there for such items, and the supers will be happy to dispose of them correctly for you, from that point.

30TH ANNIVERSARY 50 QUEBEC AVENUE



50 Quebec is 30 years old!! For our 30th year we would like to put together a montage of pictures over the last 30 years. If you have pictures of 50 Quebec from our early days (including construction) we would love to see them.

Please leave them with Lesley in the office

Thanks.



WANTED 50 QUEBEC AVENUE PETS

We would like to include some pictures of the furry, feathered or scaly pets that share our lives at 50 Quebec in Viewpoint 50. Leave your pictures in the office with Lesley. Don't forget to include their names.

GOING ON VACATION ?



- Inform a neighbour of your departure and return dates.
- Where possible, cancel all deliveries
- Use timers to activate lights and radios at different intervals.
- Store small valuables in a safe deposit box.
- Do not leave notes indicating you are not at home.

EDITORS:

Terry Graham
Claudia Mykytiuk
Sydney Mandzuk

If you have suggestions or pictures for Viewpoint 50 please submit to the office by July 1st, 2007, Attention: Terry Graham