



VIEWPOINT 50

SPRING

NEWSLETTER
SPRING 2012



THE PRESIDENT'S REPORT

Board of Directors:

Frank Delling - President
Jean Cormier - V.P.
Sean Cumming - Secretary
Ed Leies - Treasurer
Fern Stimpson -
Communications

Property Manager:

Isan Murat, CPM, RCM

Staff:

Radu Prisacareanu
Carlos Rosas

Viewpoint 50 Editors:

Terry Graham
Sydney Mandzuk
Judy Graham Coney

50 QUEBEC AVENUE

Toronto, Ontario
M6P 4B4
416-763-6919

Emerg: 416-888-3276

E-Mail:

yorkcondo323@rogers.com

Website:

www.ycc323.com



Spring is finally here to stay. I hope you all had a chance to take in the breathtaking blossoms of the cherry trees in the park last month. The pure whiteness all around and the huge crowds of people were a sight to behold. All this is a good sign that winter is finally gone.

With sunshine and longer days our minds, no doubt, have turned to our balconies and getting things ready for summer's outdoor living. There is some good news, our Building Management and the Board have come up with two potential solutions for our balcony flooring. It is now possible once again to have (stone) tiling for your balcony, but it's a two step process as the base has to be prepared before the tiling can be laid. A less costly approach involves wooden slats and some owners have already installed wooden planks or squares. Information for both options is available from our Building Manager, Isan, who will be happy to provide more details. If you have additional suggestions for our balconies, please let Isan know so he can pass it on to others who are interested.

The Board has been busily at work staying abreast of the demands of keeping a building of our size in good working order. In this respect, we must have done something right; curiously the lineups of complainants at our "Meet the Board" sessions have shrunk to the point where we are finally getting in front of the complaints; we value the "Meet the Board" sessions where we can learn of concerns. These gatherings also serve as important face time for the Board Members and Residents to exchange views and get to know about larger issues or challenges concerning our building.

Much of our time since reporting last was taken up with the challenges of issues of project planning and budget development. I am most pleased to report that our current Board is not only a dynamic and dedicated Board, but has provided critical input in getting things done and moving forward. Namely, we have moved things along and

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President's Report Cont'd



have developed an action plan to launch the mammoth project of the window and door repairs for our entire building within the next 12 months. The committees, along with representatives from the Board, have been very productive. And we have a fantastic new website: www.ycc323.com where there is plenty of interesting and useful information. It's worth a regular visit!

Recently we held our annual budget meeting and those of you who attended or read the material most likely noticed that, this year, the Board took a holistic look at the building's financial commitment both from an annual operation point of view as well as the long range capital expenditure commitments, to determine this year's annual assessment. The planning numbers we discussed were rather sobering. If we wanted to repair our windows within the next couple of years, we needed to increase the contribution to our Reserve Fund now. Even with this measure things will be tight.

Having said this, quite a number of residents have approached me congratulating the Board and commenting how pleased they are that the Board has made the decision to start to tackle the door and window problems now, while pointing to the increase in the maintenance fee as a sign of commitment to action. The last reserve fund study conducted in 2010 moved the project to 2019. However, the mounting number of complaints about water leaks, as well as the costly heat and cooling losses, demand much timelier actions. Overall the response has been a resounding yes, and the Building Envelope Renewal Project or BERP (careful how you pronounce it) is the largest project in front of us and is indeed moving forward.

In support of this challenging undertaking, the Board has attended a couple of study sessions to educate itself, reviewed past recommendations and studies and examined various repair approaches and new technologies and standards applicable to the project. Quickly it became clear how large and complex a task it will be, one that will span over more than one year. While the sessions helped us to gain a better appreciation of the size and complexity of the challenges, it also made it abundantly clear that this is not for well meaning amateurs. We will need to retain the best and brightest professionals in the field to conduct a requirements study and analyze the extent of work required.

If we can get this project right, it will improve the value of our building tremendously and therefore the value of our suites. The remaining improvements under consideration include updates to the lobby and the recreational facilities. However, these action items are not yet on the top of everyone's priority list.

On a more somber and personal note, we would like to thank and remember Bob Howell, a long serving Board Member, Past President and Treasurer, who provided courageous leadership during the Board's more trying times. Sadly Bob passed away in April. While I only had the pleasure of meeting him once, I found him to be most knowledgeable on a wide ranging number of challenges facing our condo and with a deep understanding of the issues. While we did not agree on all issues, we had a very lively and engaged discussion despite our opposing viewpoints. He will be missed.

Sincerely,
Frank Delling,
President, YCC323

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MANAGER'S REPORT

We look forward to the Manager's Report in the Summer issue of Viewpoint 50.

RUB-A-DUB-DUB

Some residents are using way too much laundry detergent. When this happens it fills the sinks in the suites below with suds – sometimes over the top and onto the floor. Please follow the laundry detergent instructions to the letter and this annoying problem will be fixed.



WE HAVE A WEBSITE!

YCC323's very own website was successfully launched following the budget information meeting on April 19th. The evening ended with a wine and cheese reception – where the main topic of conversation was the website!



John Hardie demonstrated the site that he and Claire Hardie have designed for our condo corporation, with valuable input from the Board of Directors and various individuals. The demonstration was well received, and it appears that many residents have already successfully logged on and tried it out.

The website includes sections on the Board of Directors, Management and Committees, as well as a bulletin board for current events and activities. Suggestions for other topics

for the website, received both at the launch and afterwards by the Webmaster, include:

- Service Providers – for outside providers who wish to advertise their services, ranging from painters and plumbers to home cleaners and personal trainers.
- Suite Sales and Rentals – for people at 50 Quebec who want to rent or sell their Suites or rent their locker space or car space to 50 Quebec residents.

Everyone is reminded that the website is in **the public domain** and there are no plans at the present time to restrict it to residents only by the use of passwords or otherwise. No confidential information should be published on the website. John pointed out that the Internet Explorer does not handle the website well, and residents are encouraged to use one of the other browsers, e.g. Firefox, Chrome or Safari, for best results.

Welcome to the website:

www.ycc323.com

Please note the website was developed as an added method of communication; it does not replace mailings, posted notices or ViewPoint 50. If you don't have a computer, don't worry – you'll still be "in the loop"!

RETURNING YOUR CONDOMINIUM KEYS



Please remember to return any keys that you may have for the sauna or exercise room to the Property Manager. You will receive your original deposit in exchange for the keys.

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BOOK CLUB SPING READING LIST



June 18th. 2012
THE RUSSLANDERS,
Sandra Birdsell

Book Club meets the 3rd Monday of the month in the Meeting Room @ 7:30 pm. Everyone is welcome.

BUTT IT'S STILL HAPPENING



Once again, as spring approaches, it is imperative that NO cigarette butts be thrown over the balcony.

This has led to many cigarette burns on resident's carpeting and upholstered outdoor furniture. In one case the resulting fire destroyed an entire suite due to just one tossed butt.

REAR DELIVERY

When arranging for any large delivery such as carpeting, appliances or furniture etc., please advise the delivery company that they must use the back delivery door just off of Gothic. Large deliveries are not allowed to pass through the front lobby and it is unnecessary as we do have a special delivery door at the back of the building.



THEY CAN SEE CLEARLY NOW...WITH YOUR HELP

Please donate your old prescription glasses and unwanted cell phones.

- ◆ Prescription glasses will be donated to The Lions Club Gift of Sight Program
- ◆ Cell phones will be donated to support The Toronto Zoo with their on-going work here in Toronto and in Africa.



Please leave them in the collection box in the office during office hours.

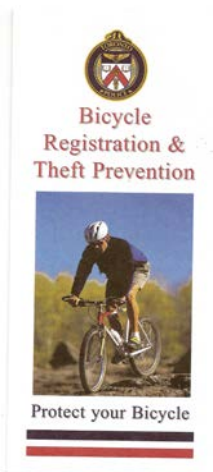
PROTECT YOUR BICYCLE!!

Step 1. Register your bicycle with the police. There are two methods to register with the police.

- On-line registration at: www.torontopolice.on.ca
- Fill out a form at your local police station.

Step 2. Use a good quality locking device. (This is not the time to skimp.)

Step 3. When leaving your bike, lock the bicycle and both wheels.



Most bikes have a serial number engraved on them. Copy this down and keep the number in a safe place.

THEY PAVED PARADISE AND PUT UP A PARKING LOT

VISITORS' PARKING

There are a number of people who have been parking in our visitors' parking area and then walking across the street to the apartments or the subway. The Property Manager will be placing warnings on windshields the first time and then arranging for towing of the cars the second time. If you observe any abuses of this nature, please advise the Property Manager or Superintendents immediately.



MEET YOUR WEBMASTERS
JOHN AND CLAIRE HARDIE



Q: You volunteered to develop the YCC323 website. It looks very professional. Are you professional website designers?

John: I'm an accountant by profession, and several years ago I became interested in business continuity planning as well. Claire has an office administration background, and for the last few years before her retirement, she was the Manager of Business Continuity Planning for her firm.

Q: What is your background in computer work?

John: I started writing programs related to my accounting background some 25 to 30 years ago. The first computers had orange lettering instead of black and the colour burned itself into your eyes. You almost needed a magnifying glass just to see the tiny screens. I'm very comfortable with computers and enjoy solving problems with them. Claire, on the other hand, is convinced that computers hate her. She refuses to accept that computers are based on logic, while she works on intuition and feelings!

Q: So when did you start developing websites?

John: I looked after the technical side and Claire handled the design side. All three of the websites we developed have been in Dreamweaver, which we learned by ourselves from scratch, with help from our art teacher. Dreamweaver is a top-of-the-

line website program. It is an Adobe product and is supported by a number of software packages, such as Adobe Acrobat, Photoshop and Illustrator.

Claire: We first became interested in websites a year ago, when our art teacher suggest that a website might be a good way of getting pictures of our artwork out to all our friends. That was the first – and on-going website that we worked on.



Q: Is there an underlying theme to the YCC323 website?

Claire: A major component of business contingency planning is communication. The website will provide one more means to keep residents informed and, hopefully, encourage each of us to know and support our neighbours and community.

Q: How about some personal background, before we wrap up?

Claire: Well, I'm from New Brunswick, but have called Toronto home for many, many years. John is a native Torontonian. We both went to Runnymede Collegiate, although we didn't meet until after high school. We were actually renting in 40 High Park while 50 Quebec was being built, so we got in "on the ground floor", so to speak. Last year we celebrated our 45th Anniversary in Hawaii – wonderful place – and now you know everything about us!



CHERRY BLOSSOMS IN HIGH
PARK 2012





NEWS TO MAKE YOU CROAK

Some hallways have begun to smell very strongly of cigarette smoke. Hopefully this is just a winter problem and all residents and their guests who smoke are strongly encouraged to smoke on their balconies whenever possible.



** But, please do not throw the butts off the balcony.

NOT OVER “TROUBLED WATERS’ - BRIDGE CLUB

The Bridge club meets every Tuesday afternoon from 1:30 pm to 3:30 pm in the meeting Room. All levels of players are welcome to join, an excellent opportunity to improve your skills and meet your neighbours.



BALCONY FLOORING - BE SURE OF WHAT IS UNDERFOOT

Many residents have expressed an interest in putting flooring on their balconies. Note that removable flooring such as wooden planks and squares are recommended. There are significant limitations and it involves a two step process to placing permanent flooring such as tiling on the balconies. Please contact the Property Manager before considering any flooring for information on options and restrictions.



LIFE SAVING VIDEOS

If you have access to the website be sure to check out the 2 videos under the Health & Safety Committee site. There are 2 videos – one on the use of the defibrillator and the other on how to apply C.P.R. Close attention to both videos could easily save the life of a friend or neighbour or a partner. If you do not have access to a computer, ask a friend who does to let you watch these two important videos.

Site Map ⇒ Committees ⇒ Brochures ⇒ Videos



CLUBS, CLUBS, CLUBS

In our last issue of ViewPoint 50 (Winter 2012) a list of our possible activity choices, along with sign up instructions was offered. The results of that survey are given below:

- Scrabble - 1 response
- Creative Writing - 2 responses
- Movie Night – 3 responses
- Yoga – 4 responses



If interest in these activities change, we will keep you informed and maybe a critical mass will form to run these clubs.

COMMITTEE CHAIRS:

- Energy - Anne Farraway
- Health & Safety – Marsha Melnik
- Library - TBA
- Lobby - Loretta Yucas
- Grounds - Gayle Sterns
- ViewPoint 50 - Terry Graham and Sydney Mandzuk
- Website - John and Claire Hardie

**ENERGY
COMMITTEE**



Thanks to all of you who diligently recycle as much as possible on a daily basis. In Ontario, each apartment or condo unit generates about 260 kilograms of recyclables each year. If we throw recycling down the garbage chute, it goes to the landfill. With each of us doing our part we will continue to reduce the amount of garbage produced by our corporation.

Did you know that foam polystyrene from packaging and from meat, fruit and vegetable trays can be recycled?

However, meat tray liners and plastic over-wrap must be disposed of in the garbage. Everything put into the recycling bins must be clean and free of food contaminants.

Please rinse foam trays, plastic bottles and condiment containers before placing them in the recycling bins. This way we keep our recycling bins clean and free of unwanted insects and smells.

Expired medications and vitamins should not be flushed down the toilet or put in the garbage. Please take them to your pharmacy for proper disposal.

THANKS TO THE BOARD FOR LOBBY SIGNAGE CLEANUP

Over the years, the signage in our front lobby multiplied. Many of the signs were redundant and unsightly and often stressed "Do Not".

Now the windows are clear to all signs, except the most necessary ones. The lobby is brighter, has less clutter and is much more welcoming.

HERE IS WHAT IS HAPPENING IN OUR NECK OF THE WOODS



Bloor West Village:

Sidewalk Sale - June 21st to the 23rd, 2012

Street Festival – July 14, 2012

Ukrainian Festival – September 14th, 15th, & 16th, 2012



Toronto:

Doors Open – May 26th and 27th, 2012

As the city commemorates the War of 1812 Bicentennial, Doors Open Toronto 2012 looks back over the past 200 years to reveal the fascinating personalities who shaped Toronto's architecture and history. More than 135 architecturally, historically, culturally and socially significant buildings will open their doors for the weekend and highlight the people who built our city, all for FREE! www.toronto.ca/doorsopen2012/

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Summerlicious - July 6th – July 22nd, 2012

Summerlicious turns 10 in 2012 and continues to shine the spotlight on our fantastic local restaurant industry. Take advantage of the incredible value and exclusive three-course prix fixe menus offered at many of Toronto's top restaurants from July 6 - 22, 2012.

www.toronto.ca/special_events/summerlicious/

THE VILLAGE PLAYHOUSE – BROADWAY JUST BLOCKS AWAY



The Village Playhouse first opened its doors on October 17th, 1974. The Playhouse exists to produce both entertaining and thought-provoking theatre. As a non-profit group it aims to offer professional production quality at a modest cost. It is an active part of our community providing opportunities for training and participation in all aspects of theatre. The theatre has 160 seats and its major source of income comes from subscriptions and ticket sales.

The success of the Playhouse relies on its ability to remain community based – anyone can volunteer or audition for a role.

You can receive its newsletter at: www.village-newsletter@bell.net

Visit the theatre at 2190E Bloor Street West just west of Runnymede or call: 416-767-7702 for more information on subscriptions and times and ticket prices.



DREAM IN THE PARK

This year Canadian Stage will mark its 30th Anniversary of presenting plays in High Park. This year it is being called Shakespeare in the Park and the production will be A Midsummer Night's Dream. The production will open June 26th, 2012 and run till September 2nd, 2012. This is a "pay what you can" family production. So this year it is literally a midsummer night's dream!

