

VIEWPOINT 50

NEWSLETTER



Board of Directors:

Bill Henderson - President
Fern Stimpson - V.P.
Jean Cormier - Secretary
Robert Howell - Treasurer
Gord Hamilton - Director

Property Manager:

Gina Verteouris.

Staff:

Radu Prisacareanu
Carlos Rosas

Viewpoint 50 Editors:

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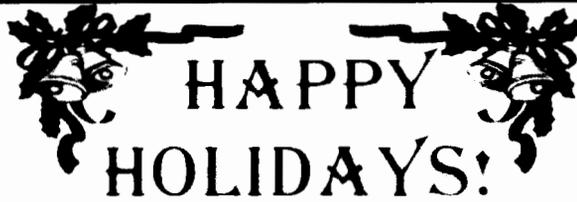
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A WORD FROM THE PRESIDENT...

The Directors you have elected to the Board have asked me to try to "...fill Yves Fournier's shoes" as President.

This is a great compliment and not one I can take lightly. Yves' service to the Corporation and to you all, over the past nine years, has been exemplary and we will miss him. I can only promise that I will do my best. Certainly everyone on your new Board shares and will follow Yves's dedication to free and open communication. We will continue to listen and to do our best to offer to you, all our owners and residents, the same fair and even-handed service and administration,

Thank you for your confidence and your support.

Bill Henderson
President

WELCOME AND CONGRATULATIONS TO THE NEW BOARD OF DIRECTORS

At the Annual General Meeting, the residents elected 3 positions to replace the three people who were leaving the Board.

Congratulations to: Bill Henderson- President

Fern Stimpson – Vice President

Jean Cormier – Secretary (New Director)

Robert Howell – Treasurer (New Director)

Gord Hamilton – Director (New Director)

Congratulations and a big thank you to all the candidates.



VIEWPOINT 50

Page 2



A Tribute To Yves Fournier

We would like to acknowledge Yves Fournier's outstanding contribution to our community over the past 9 years. Initially, Yves was the Secretary to the Board, then the Vice President and most recently over the past 3 years he has served in the role of President. During this time, he has demonstrated his dedication to ensuring the upkeep of our building and he has always made himself available to listen to resident concerns at all hours and in all places including the workout room and the pool. Yves' collaborative style and his leadership in putting the best needs of our community first have served us all well. His guidance on the Board will be missed!



A Tribute To Bill Davidson

We have been most fortunate to have had Bill's expertise to guide us on the Board of Directors for a total of 14 years (with breaks) since 1987 and to have him as our Treasurer for 12 of those years. For those of you who know Bill, you will appreciate his extensive knowledge and sharp memory which have been well utilized in terms of knowing why decisions have been made in the past and what needs to happen for the future safeguarding of our community. Under his financial

stewardship, we have managed to ensure that the building is maintained such as the recent significant garage and balcony projects while not overextending our budgets or requiring additional levies. We have truly benefited from his skills, and we will miss his involvement. Thank you Bill for serving us all for so many years in such a competent, professional manner and with a wonderful sense of humour.



A Tribute To Terry Graham

Terry has served on our Board of Directors for the past year and in that brief time period has made a significant contribution in opening up the communication channels with residents. Terry has demonstrated his availability to listen to ideas by attending the monthly Board meetings and setting up a broadly read internal newsletter for all residents. Although, he is moving off the Board, thankfully Terry has agreed to remain on in his role as Editor of Viewpoint 50, which is appreciated by all.

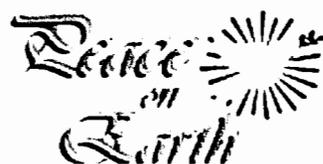
WELCOME GINA



Fifty Quebec Avenue would like to welcome Gina Verteouris, our new Property Manager.

Gina was born in Toronto and attended Downsview Secondary before moving on to York University and Ryerson University to study business management. Next, Gina embarked on a series of different jobs all of which gave her an excellent background for Property Management. Gina worked at The Financial Post, which became The National Post, in customer service, distribution, information services and in corporate sales. Next, she worked for Fido, Head Office as a senior business sales coordinator. Gina also worked in residential real estate. Gina also was Assistant Manager for the Staff Ombudsman, Scotia Bank, before moving into Property Management. She worked at three different condos before coming to 50 Quebec.

In her spare time, Gina enjoys salsa dancing, swimming and tennis.



VIEWPOINT 50

Page 3

Welcome Gina continued..

Also, Gina can read, write and speak Greek.

Currently, she is studying for her Registered Condominium Management Designation, which includes courses in law, physical management, administration management and financial management. Gina hopes to complete all the courses by December 2008.

Gina came to us at a very difficult time. Many projects were in progress and the AGM was looming on the horizon. She certainly was thrown into the deep end of the pool, but has survived magnificently.

Gina reports that she is very happy working here. We are also very happy that she is here also.

We look forward to her first Manager's Report in the next Viewpoint 50.

We extend to her a very

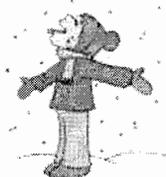
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CHRISTMAS TREES

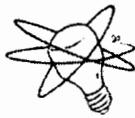
Keep an eye on the elevator

notice boards for Gina's update on the regulations for the removal of Christmas trees.



ENERGY COMMITTEE REPORT

Reducing energy consumption lowers the amount of pollutants in the environment. It can also help us to keep our maintenance fees from going up. A little creativity and conditioning yourself to reduce the energy you use in your suite will go a long way to accomplishing both. Here are some ideas that we can all work at:



Reducing electricity consumption

- When you go out turn your thermostat down. When you come home turn it back up to a comfortable level. We are fortunate that our heating and cooling system works quickly.
- When you use your stovetop turn the element down as soon as the kettle or pot starts to boil. You only need the element on high to get water to start boiling.
- If you are steaming vegetables turn the element off as soon as the water starts to boil. Leave the lid on the pot to retain the heat.
- Likewise if you're boiling water in the kettle use only as much water as you plan on using.
- When you finish cooking remove the pot from the element allowing the heat from the stove to heat the air rather than the pot.
- You can do the same with the oven whenever you do any baking. Ovens are airtight so you can turn the heat off completely about ten minutes before the completion of your cooking time. When you remove your food from the oven leave the door open for a couple of minutes to allow the heat to come into the room.
- If you're not using something turn it off. That includes lights, radios, computers and the television.

Reducing water consumption

You might be surprised to realize that nearly half of our energy costs are from water consumption and heating water.

- Showers use far less water than baths.
- Turn running water off when you're not actually using it. This occurs when brushing your teeth, washing dishes and shaving.

When washing dishes in the sink, put the plug in the sink, do not wash them over running water from the tap.

Continued page 4

VIEWPOINT 50

Page 4

Energy Report continued

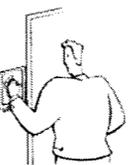
Hydro is offering to pick up your old refrigerator. recent advertisements suggest that older refrigerators are wasting up to \$150/yr. in costs.

Post these ideas on your refrigerator so you will see them on a regular basis. Train yourself to make changes in your habits that will cut down energy consumption. Think about using only as electricity and water as actually needed.

Paul Thornton - Chair



THE BACK DOOR APPROACH



The rear entry that we have been using for several months is going to remain. You can view both the front and rear entrances on your television.

It will remain as one more level of security.



LANDSCAPE COMMITTEE REPORT

In the spring of 2006, the Board asked for volunteers to form a landscape committee and in July 2006 approved the terms of reference for the committee. The Board asked the committee to focus on the landscaping that would be torn up by the renewal of the garage roof membrane. The committee has been meeting fairly regularly since July 2006. Several of our meetings were with our engineer, Nancy Gillespie. Since the focus of our landscaping task was on top of a garage one of our first recommendations to the Board was we needed a landscape contractor with

experience working with an engineer on garage roofs. We scouted out landscape architects, and we chose PMA Landscape Architects to present designs. The landscape architect used his imagination and presented plans. The engineer looked at the plans and told him what was possible on the roof. The Board looked at the plans and declared what we could afford. And in a vote, the owners told everyone which plan they preferred. The choice of unit pavers involved several trips to Georgetown to look at what was available. At the last meeting of the committee we met Wayne Hudson, Park Place Landscaping, the contractor who looks after our grounds, to discuss spring plantings. These discussions will continue over the winter, Wayne will prepare a budget and we will make recommendations to the Board. We are excited about how the front of the building will look with the plantings. We have asked for plants that do not need constant watering. And a reminder that plants take several years to mature. We hope the Board decides to extend our mandate to renew the rest of the landscaping.

Bob Howell - Chair

Well Done Landscape Committee!



How can we thank the Landscape Committee for their many, many hours of work? It was, and is an amazing group of dedicated volunteers. Including:

Bob Howell, Chair
Jock Galloway
Aline Henderson
Mary Hilborn
Gayle Stearns.

Because of this dedicated group, we have a beautiful approach and entrance. This has a pleasing effect on the eye and spirit, not to mention our increased curb appeal. We look forward to the finished results when the bushes and trees and flowers arrive in spring.

VIEWPOINT 50

Page 5



BALCONY REPAIR UPDATE

The balcony repairs on the west 02 and 04 balconies went very well. The work gave the crews a good reading on what to expect for the rest of the building.

Work will commence in April or May to complete the rest of the balconies. Further details will appear in the next edition of Viewpoint 50.

It will be noisy so please read the article on hearing in this edition.



DO YOU HAVE A HEARING LOSS?

Questions to ask yourself

- Do people seem to mumble or speak in a softer voice than they used to?
- Do you feel tired or irritable after a long conversation?
- Do you sometimes miss key words in a sentence, or frequently need to ask people to repeat themselves?
- When you are in a group, or in a crowded restaurant, is it difficult for you to follow the conversation?
- When you are together with other people, does background noise bother you?

- Do you need to turn up the volume on your TV, radio and telephone?
- Do you find it difficult to hear the doorbell, telephone, cell phone, or alarms ringing?
- Do you find it difficult to hear water boiling when you are in the kitchen?
- Is carrying on a conversation on a telephone or cell phone difficult?
- Do you find it difficult to pinpoint where an object is (e.g. alarm clock or telephone) from the noise it makes?
- Has someone close to you mentioned that you might have a problem with your hearing?
- Does difficulty hearing cause you anxiety or embarrassment in a new solution?

If you answered, “yes” to any of these questions it is recommended that a hearing evaluation be done.

(Taken from Listen UP! Canada Brochure.)



AN IMPORTANT APPEAL

If you are a balcony smoker or indoor smoker, we ask once again to be aware of where the smoke might end up. Some residents have had to

leave their balconies and seek refuge indoors and in some cases use their oxygen machines. Also, it would be very kind to check with your neighbours as smoke sometimes manages to permeate walls through electrical outlets etc. To some this may sound trivial, but is often a very serious health hazard to those with smoke allergies and a nuisance for the rest of us. Thank you for your consideration of your neighbours.

BUTT PROBLEMS



Many residents complain to the office that cigarette butts are still landing on their balconies. In one incident in another condo, a tossed cigarette ignited the balcony furniture, and the balcony window exploded creating a back draft and the entire apartment was destroyed, all from one tiny butt! Please, if you smoke or your guests smoke, provide an ashtray and **NEVER** toss a butt over the edge of the balcony.

Did You Know?

Some potting soils are flammable. Do not use a potted plant as an ashtray; the smoldering cigarette can cause a fire.

VIEWPOINT 50

Page 6

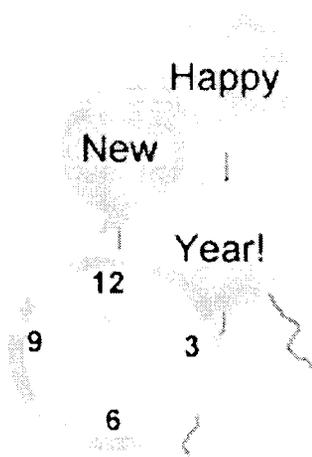
WINTER FOOTWEAR TIPS



The human foot is a complicated system of 26 bones, 33 joints, 107 ligaments and 19 muscles and tendons. Not surprisingly, 75% of us will have foot problems at some time in our lives. During the winter, problems become more pronounced as slippery conditions can cause loss of balance and falls and subsequently fractures of a wrist, leg or hip.

1. Choose footwear with good ankle support and good treads – to prevent slipping on ice and snow.
2. Lace up. Slipping shoes/boots on and off compromises their stability, until they become nothing more than an outdoor slipper.
3. The more surface area, the better. Heels should have a stable base and broad contact with the ground.
4. Soles should be made of a shock absorbing material.
5. Custom-made foot orthotics inserted into footwear realigns the joints of the foot and thereby promote a more efficient, and safer, gait.

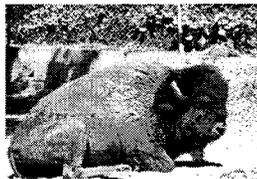
Courtesy of SNAP BLOOR WEST



VISIT THE HIGH PARK ZOO

A scenic walk from Bloor St. through High Park leads to one of Toronto's hidden treasures. High Park Zoo dates back to 1890, it is located behind the parking lot on Deer Pen Road.

The animals represent 11 species; one from each continent. The animals which include Fallow deer, American Bison, West Highland Cattle, Mouflon Sheep, Yaks, Emus, Peacocks, Wallabys and Llamas. Make sure to see the Capybara, the world's largest rodent! The zoo is open all year round for all to enjoy. Imagine all these amazing animals live just across the street!



If you have any suggestions or ideas or submissions for Viewpoint 50, please leave them in the office to the attention of: Terry Graham.

Look for the next edition of Viewpoint 50 in March 2008.

