

VIEWPOINT 50

NEWSLETTER



Summer 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

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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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PRESIDENT'S REPORT

Yves Fournier, President



Look for the President's Report to return in the Fall 2007 Viewpoint 50.

PROPERTY MANAGER'S REPORT

Lesley Morton, R.C.M.



HELPFUL TIPS RE: KITCHEN DRAINS



What a drab subject to bring up in a Summer Newsletter! However the business of running our property knows no seasons and our kitchen drains can and do back up with little regard for the beautiful weather of summer.

The Corporation 'power cleans' the horizontal drains that are tied into your kitchen sink on an annual basis. This operation aids in preventing back ups of kitchen water in your suite. But it is only an aid; you need to play your part in preventing this messy occurrence.

Firstly, do not pour the remnants of oil from deep frying, and any liquid or partially solid fat down your kitchen sink. Please scrape your plates, pots and pans of food debris before placing them in the dishwasher or sink for cleaning. The second problem area is suds from your clothes washing machine. You should avoid the use of high sudsing detergents..**That means virtually all regular detergents.** Cold water detergents are low in suds by nature. Please use them even if you use hot water for your wash. We would encourage you to use the 'WARM' setting on your washer. The cooler water is better for you clothes, and is much better for our budget. The single greatest advantage of using a low suds detergent is the prevention of suds backing up into adjoining suites. This back up is beginning to occur with a fair degree of regularity, and the most cost effective way of preventing it is to switch to a cold water detergent – prime examples being TIDE Cold Water and TIDE Detergent For High Efficiency Washers.

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Kitchen Drains cont'd



If the Board continues to receive complaints of suds appearing in kitchen sinks, we will have to install pump-out ports in the vertical drain lines in your suite. This is an expensive and disruptive procedure, and with everyone's cooperation we can put it off for many years. So please make your next purchase of laundry detergent a COLD water wash product. We all stand to benefit from this.



Cold Hard Facts

Did you know if we washed in Tide Cold Water for a year, we could save enough energy to light up 2.5 million households for one year? *

(Based on conversion from warm/cold to cold/cold cycles and use of top loaded washing machine with gas or electric water heater at 49 Degrees Celsius).

For more information on cold water energy visit: www.energyefficiency@org/cold

*Manitoba Energy

Security Tip

If you want to make sure that no one has entered your suite while you are out, here is a tip. When you leave your suite, place a \$20. bill on your hall table in plain view. Upon returning check to see if the \$20. is where you left it. If not, do not go in any further, leave immediately and seek assistance.

MEET CARLOS ROSAS



Carlos, our Assistant Superintendent has an interesting and unique background and what we think, with Carlos' permission, is a beautiful love story.

Carlos was born in Santiago Chile, where as a boy he attended school and worked part time in a grocery store. At the age of 16, Carlos moved to Toronto and attended Henry Carr High School. Upon graduation Carlos went on to Seneca College where he studied and graduated in Civil Engineering Technology. After graduation he worked for Aecon in the areas of highway design and quality control for highway materials where he had the opportunity to travel all across Ontario.

Carlos' next move was, lucky us, coming to 50 Quebec. And as you are probably aware, Carlos is married to Isabel and they have a 3 year old son, Carlos Jr. His meeting and courtship of Isabel is an interesting story.

On a trip back home in the summer of 1999, Carlos met Isabel. Carlos knew instantly that Isabel was "the one". Six months later Carlos returned to Santiago and Carlos and Isabel were married. Shortly after, Carlos had to return to Toronto to continue his studies at Seneca. The paperwork was all in motion to bring Isabel to Canada. The wheels of bureaucracy moved slowly and Carlos returned to Chile as often as he could to visit his bride. Finally after more than a year of waiting, Isabel's paperwork arrived and she moved to Canada to join Carlos.

Soon Carlos Jr. was born and the new family moved into 50 Quebec. When not on duty Carlos enjoys working on his computer, doing creative photography, cooking and being a Dad.

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Carlos Rosa cont'd

Isabel is working as an administrator at a downtown condo.

Recently Carlos created a website for 50 Quebec (See details and information in this Newsletter).

We are all glad that this wonderful family lives with us and we know Carlos Jr. has many Aunts and Uncles among the residents at 50 Quebec.

Thanks Carlos for all the wonderful things you do for both the building and for us.



HIGH PARK ORGANIC MARKET



The High Park Organic Market has a large selection of produce from more than 10 local organic farmers and greenhouse growers. Featuring a large selection of foods, veggies, and baked goods under a tented area beside the Grenadier Restaurant in the middle of the park. All produce is local when in season (except for items not grown in Ontario like mangoes or bananas), and the farms from which the produce comes from are listed on the signs. Open Friday from 12 p.m. to 7 p.m., Saturday/Sunday 9 a.m. to 6 p.m.

BOOK CLUB



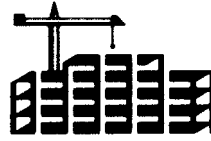
The Book Club has a very exciting fall schedule. The Book Club meets on the third Monday of each month. Meetings start at 7:30 p.m. in the Party Room. All are welcome.

Here is the fall line up.

- September 17th – PADDY, by R.D. Lawrence

- October 15th – THE MEASURE OF A MAN, by Sidney Poitier
- November 19th. – GO TO SCHOOL, YOU ARE A LITTLE BLACK BOY, by Lincoln Alexander
- December 17th. – CHILDREN OF MEN, by P.D. James.

For further information or if you have any questions please contact Lena at 416-763-0101.



ATTENTION SIDEWALK SUPERINTENDENTS!

We guess you have noticed that there is a little something happening just south of our building. Viewpoint 50 decided to investigate. We began by donning a hard hat, entered the site and met Vince, the Construction Superintendent. Vince is a very interesting man who bubbles over with laughter and an exuberant personality. He has been in the construction business for over 30 years, after graduating from Humber College with his Architectural Technology Certificate.

We learned:

- That to prevent vibrations from the trains, the building will rest on a 12 inch reinforced rubber pad.
- That in condo building terms, this is considered a very tight site with little room to maneuver.
- That they have had to build a bridge-like structure to straddle the subway before the building can be started.
- That the large cylinders we saw are caissons, which when filled with concrete act as footings for the garage and tower. They go down 35 to 40 feet in the ground and are 3 to 7 feet in diameter.
- That we should start to see the tower rise in the next two to three months.
- That a huge water management tank (547 cubic metres) had to be built on the northwest corner to catch the water run off from Gothic so that it does not pool.
- That the crane is 180 feet tall with 180 steps to the top. The operator goes up in the morning and does not come until the five o'clock whistle.
- That the crane can lift 10 to 18 thousand pounds and with a different configuration up to 35,000 thousand pounds.
- That the building should be completed by spring of 2009.

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Twentygothic cont'd



- That the parkette will be fully restored.

Twentygothic

Monarch has been a good corporate citizen agreeing to wash our windows and once during an emergency sent over a bobcat and crew of workers to help Lesley out.

So we left Vince as he juggled a sea of blueprints, a Blackberry, a phone, a walkie-talkie and several consultants who came into his office. He reminded us of a Symphony Orchestra Conductor who has to keep all "instruments" going at the right tempo.



OOPS!



Viewpoint 50 would like to apologize to Radu. Not only did we misspell the name of his hometown, but also called it a village! The facts are that **IASI** is the second largest city in Romania with a population of 300,000 plus. If you type

Iasi into YouTube, you will be able to access videos about the city and it's historic background.



Iasi Cultural Palace

ATTENTION SWIMMERS!

After enjoying your pool time, are you aware that some of that water tends to accumulate in the hallways and in particular, in the elevator? With so many seniors in our building these water "pools" can be slippery and lead to injurious falls. Please towel off really well before entering our building.

50 QUEBEC LANDSCAPING



In the Landscape vote the owners selected Option C, in which a pedestrian access path following the south arm of the driveway from Quebec Ave. to the front entrance of the building will be constructed.

A special thanks from the Board goes out to the Landscape Committee who dedicated many hours so that we can enjoy a whole new approach to our home.

SPECIAL THANKS

A special thanks goes out to Gayle Stearns and her hearty crew of volunteers for saving our beach pebbles. Even though the weather was not cooperative, the job was well done. Both the Board and the Landscape Committee appreciate the organization and the work put into it.



Thanks Gayle!

LOOKING FOR WORK AFTER RETIREMENT?

More Canadians are choosing to work after they retire. For some, it's a financial necessity and for others, a part-time job that can be a chance to learn new skills without stress. Retirees who want to work, but found it difficult to find employment can check: www.retiredworker.ca The site matches retired employees with employers. The services are free for the first three months.



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SUPER KUDOS

Viewpoint 50 was going to do an article on the things that the residents could do to help the

Supers do their job. What a surprise! Both Radu and Carlos could not think of a single thing that residents might do that would make their job easier, not one! Congratulations to all our residents! When pressed, really pressed, they did have a little comment about the Garbage Room. The following will help the Supers, all of us and the environment to boot.



The Environmental Mantra!

The City of Toronto has established guidelines for recyclable and non-recyclable materials for condominiums. The lists of recyclables are posted in the Disposal Room on each floor in our building. Please refer to these lists before placing items in the two blue containers.

Some of your discarded items may be non-recyclables, and should **NOT** be put into the blue box. For example:
PLASTIC:

- Styrofoam cups, plates, egg cartons and food containers
- Cosmetic jars
- Clear egg cartons
- Fruit and vegetable containers
- Food storage containers
- Drink cups and take-out food trays
- Molded baked goods containers
- Pails with metal handles
- Plastic Bags
- Plant trays and flower pots
- Coat hangers

GLASS:

- Drinking tumblers
- Dishes and cups
- Crystal
- Window panes
- Mirrors
- Light bulbs
- Pottery
- Cosmetic jars

METAL:

- Coat hangers
- Pots and pans
- Batteries

ALUMINUM:

- Foil
- Bags (i.e. potato chip bags)

FIBRES:

- Waxed paper and waxed cardboard
- Foil gift wrap.

The above material should be either: bagged as garbage, or if to big for the garbage chute taken down to the P1 level disposal room, or saved for a special recycling Drop-off Depot (Community Environment Day in High Park).

For additional information call: 416-338-2010 or visit:

www.toronto.ca/recycle

Our hard working Supers will also appreciate your care and attention to this particular "R"!



Reuse-Reduce-Recycle

What to do with your used, dry cell batteries:

- **DO NOT** place them in your floor's Disposal Room blue box.
- **DO NOT** bag them with your suite's garbage to be dropped down Disposal Room chute.
- **DO** bring your used radio, cell phone, clock, watch, cordless

tools, camera, etc. batteries to the P1 disposal room, where there is a special container for them.

Reuse-Reduce-Recycle



Conserve the water in your toilet tanks. When

doing bathroom renovations think about switching to the more efficient six litre toilets. The City of Toronto offers advice and rebates on the purchase on any one of 150 toilet models. From as low as \$70. on the cheapest model. Toronto will give you a rebate of \$60.! For more information phone: Residential Toilet Replacement Program 416-393-7000.

In the meantime if your toilet tanks are the older 13 litre types you can still conserve water by a simple displacement technique. Fill a large used plastic (or glass) bottle with tap water and insert into your toilet tank. This may not be the best way to conserve, but with each flush it helps!

PLEASE USE SOME SENSE

WHEN DABBING ON YOUR SCENTS!



For those of you who wear perfume or after-shave lotion, your scent can be quite overpowering in the elevator, especially for residents who suffer from asthma and allergies. When applying scents please think about your fellow residents with respiratory problems. Thanks.

**CONDOMINIUM
BOARDS**



Have you ever thought of running for the Board? This might be helpful.

A condominium corporation is made up of four groups working together as a team.

1. An elected and volunteer Board of Directors who set policy and provide overall direction.
2. A Property Manager who oversees the day-to-day operation of the Corporation.
3. A Staff who maintain the building.
4. And most importantly, Owners, who:
 - a) contribute monthly fees for common expenses.
 - b) attend owner's meetings where important decisions and recommendation are made that may substantially affect their condominium environment, the value of their investment and the quality of their lifestyle at their condominium, and
 - c) formally address any feedback to the Property Management or Board of Directors.

“How much do I need to know about running a Condominium Corporation, do I have useful skills to offer?”

The Canadian Condominium Institute (CCI) conducts an introductory condominium course twice a year and all new Directors attend. The full course is comprehensive and covers all aspects of Condominium Management. The course material is also a great source of reference and can be made available to any owner upon request. CCI also offers a one day session that might be of interest in finding out more without a huge investment of time.

Generally, it is attitude and aptitude that counts, but specific experience is always applicable, as YCC 323 Condominium Corporation team is made up of an assortment of backgrounds, skills, experience, and knowledge.



ENERGY COMMITTEE

The Board is pleased to announce that several concerned residents have formed an Energy Committee. The Committee will investigate the ways and means of making 50 Quebec as energy efficient and as green and environmentally friendly as at all possible. Its role will be to research, investigate and to make recommendations to the Board.

At present it is a pro tem committee until the Board

establishes the terms of reference. The Committee consists of: Paul Thorton – Chair, Sally Shaw, Anne Ferraway, and Pauline Walsh.

You may contact the committee at: investmentbootcamp@hotmail.com

**COMING
SOON TO A
COMPUTER
NEAR YOU**



50 Quebec, Viewpoint 50 and Viewpoint 50 Bulletin are going cyber with the introduction of our own website. It is currently under construction and the site address will be available in the fall edition of Viewpoint 50. Ideas we are looking at include:

- Viewpoint 50 Archives
- Condo Rules & Regulations
- The balconies of 50 Quebec
- The pets
- The renos
- Photos of interest of local events, vacations etc.

Carlos Rosas is our Webmaster. Stay tuned!

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