



VIEWPOINT 50

NEWSLETTER

WINTER 2011



Board of Directors:

Jock Galloway - President
Bill Henderson - V.P.
Sean Cumming - Secretary
Ed Leies - Treasurer
Frank Delling - Director

Property Manager:

Isan Murat, CPM, RCM

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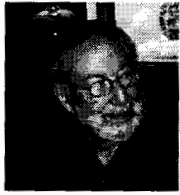


President's Report **Reflections on Returning to the Board**

I served on the Board in the early years of our condominium, during the 1980's, stepping down in 1991 when I was about to leave the country for a year. In 2009 I was encouraged to stand for the Board again, and I did so successfully. I am now in the final year of that mandate. It has not been difficult to notice differences in Board membership and activities between then and now. Then the members of the Board were busy with careers but nevertheless, were able also to find time to manage 50 Quebec under the lively guidance of Don Walker, our President for a good number of years. Condominiums were a new concept then in Ontario. The Board had to learn about management and managers in those days had a good deal to learn about condominiums. The composition of Boards is now a little different from those of the beginning years in that retired residents are often quite prominent. Three members of the present Board are retired. And the concerns of the Boards are different in that repairs and reparations are often prominent on agendas. In dealing with these problems recent Boards have had the assistance of a consulting engineer, our management company and our excellent on-site staff. Boards now have several advisory committees on which volunteers serve. Owners should not hesitate to stand for election to the Board if that is their inclination.

If one measure of success of a condominium is longevity of residence then I think we can count our condominium as successful. Some of our present residents moved in when the condominium opened; others came shortly afterwards. They and many later arrivals have found this an agreeable place in which to live. Perhaps we owe a lot of our location, convenient to the subway, Bloor West Village and High Park. But we also owe a lot of the sense of community that has developed here. Long may it continue.

Jock Galloway
President of the Board



A Word from the Past
President

You have been reading material from me since the winter of 2007 when I took over as your President, succeeding Yves Fournier, and I think you have probably heard enough from me! That said, your editors asked me for something in the way of a parting message and foolishly I agreed! Actually, I had been toying with the idea of some kind of information exchange wind-up on the Balcony Project and it occurred to me that now we have had the opportunity to actually use our balconies again, at least I did, last summer, we should be exchanging ideas on dealing with some of the problems, which may have arisen – for instance:

1. While others do, my neighbour and I have serious “ponding” but we did need to clean the slab and to mop up some surface rainwater. Our solution: Don’t try to scrub it off with a sponge mop (the pebbled surface will just tear up the head of the mop). Lift the water away by squeezing down on it and carry it away to a pail. Then let the surface dry and sweep or vacuum away any dry residue. I bought a \$39. wet/dry vacuum, which does the job even better!
2. Don’t expect to lower the outside drain holes. Drilling them will inevitably encounter and be blocked by a re-bar. In some cases, they will only move your problem to your neighbour below, which is not the best solution! Few of these drains were ever drilled down at the balcony slab level and I believe that they were only intended to disperse heavy flooding from driving rains.
3. Water in the summer and snow/ice in the winter! This has not been my problem but some owners have found and installed very attractive (and practical open wooden slatted flooring and tile. Since this allows any water to evaporate unlike carpet) installation is no problem – carpet and other matting, if of course, prohibited under our rules.

These are just a couple of ideas – do you have any to share? If so please let management know and we will “,,,spread it around...”

Thank you all, once again, for our co-operation, patience and understanding throughout the difficult times we endured during the Balcony Project. We now have fully repaired and waterproofed balconies that will last for many years with little if any

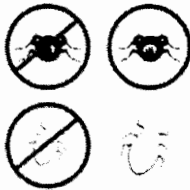
maintenance and, thanks to the excellent financial management this condominium has had over the years, this was achieved without a levy or special assessment.

A good note on which to close, I think... Thank you all!

Bill Henderson



Manager’s Report



This Management report wants to advise you about preventing a bed bug infestation in our building.

Anyone can get bed bugs! High-rise buildings, including hotels, apartments, hospitals, shelters and student residences and rooming houses, are high-risk locations for bed bug infestations.

Bed bugs are small, oval insects brown to reddish-brown and live in dark spaces close to their food source to feed at night. They commonly reside in mattresses, in the edges of carpeting, in the bed frame, and behind baseboards, window and door casings, picture frames, loosened wallpaper and cracks and crevices. They can enter a structure by attaching themselves to clothing and bedding and by hiding in luggage.

Bed bug bites are not always noticed by their victims. When bitten, human skin may become irritated, inflamed and itchy. This may lead to an infection or an allergic reaction. No diseases are known to have been transmitted to humans.

It is important to have a good look at a second-hand mattress or futiture before purchasing them to make sure they are not infested with bed bugs. A non-infested building may easily become infested. Finding bed bugs in a home does not necessarily mean a problem with cleanliness or personal hygiene.

Conduct an inspection of your mattress, box spring, bed frame, and pillowcases, sheets at the seams and tufts. Look for bed bugs, for eggs and dark spots. The dark reddish spots are excrement of bed bugs.

Conduct an inspection of your bedroom by checking crevices, cracks, and baseboards and behind electrical boxes, picture frames, and furniture, under carpet, curtains and other area. Inspect all luggage and clothing that comes into our home, especially if you have traveled outside North America.

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Manager's Report cont'd

Wash all clothes in the hottest water possible and put them in a hot dryer for 20 minutes.

Adhesive tape, glue boards and sticky traps can be used to detect the presence of bed bugs on the carpet, around the bed's legs and mattress seams. If you suspect that bed bugs are present in your unit, you should report to the management office as soon as possible. Early reporting is important to prevent further infestations.

Isan Murat, C.P.M., R.C.M.
Property Manager

SUPPORT A 'SMOKE-FREE 50 QUEBEC AVENUE'

Over the years, residents have expressed concern about second-hand smoke coming into their units via the ventilation system, walls, windows and hallways. Some effort was made to remediate this situation but with little or no success.

In June of last year, a number of residents met to discuss their concerns about second-hand smoke. They expressed their concerns about how they are profoundly concerned about their health and future welfare. Many residents signed a list demonstrating their support for a smoke-free building. A presentation was made to the Health and Safety Committee and a meeting was held with two directors of the Condominium Corporation.

Growing support across Canada for smoke-free multi-dwelling buildings is escalating because most Canadians do not smoke, and there is mounting evidence of how harmful second-smoke is for non-smokers. Smoke Free Ontario legislation was passed in 2006 forbidding smoking in public places and common areas of multi-dwelling buildings, such as we have here at 50 Quebec. Since then smoking was banned in restaurants/bars in many cities in Ontario including Toronto and inside private cars or trucks, while youngsters are present. Private actions can be restricted!

Most residents think our Corporation can solve

this potential problem by allowing smoking on balconies, but second-hand smoke drifts back in. Nor is it feasible to build a separate area where we can sequester smokers. Nor can we seal off suites to prevent the seepage of second-hand smoke. It was tried with caulking, stripping and sealants – it doesn't work. Our building is old, however, even new buildings breathe, and second--hand smoke can seep.

Should any resident perceive that an existing health vulnerability is being impaired by second-hand smoke and they wish the protection of the Ontario Humane Rights Code, they should notify the Corporation in writing, and the Corporation must confidentially follow-up on these concerns.

A change in the declaration of our building is needed to protect our health. Tobacco use is the number one cause of preventable disease and death in Ontario, killing over 13,000 Ontarians every year. Tobacco-related diseases cost the Ontario economy \$1.6 billion in direct health care costs, resulting \$4.4 billion in productivity losses and accounting for at least 500,000 hospital days each year.

Gord Hamilton
Representative, Advocates for a Smoke-Free 50
Quebec Avenue.

3RD ANNUAL ART SHOW 50 QUEBEC AVENUE

YCC 323 is blessed with quite a wonderful group of artistic residents and we enjoyed once again the art exhibited in the party Room the weekend aft the Annual General Meeting in October. Many thanks to all of our talented exhibitors and especially to Thomas Chen who worked so hard to hang the exhibition.

We all look forward to the 4th. Annual in 2011.

Editor's note, As there was not a fall edition of ViewPoint 50, we would like to recognize all the hard work done by the organizers and volunteers. These things just don't happen, so thanks to all of the volunteers and artists.



Paintings by Lynn Ritchie



HEALTH & SAFETY COMMITTEE

A brainstorming session was held in March 2010 to list areas of safety concern expressed by residents, and monthly meetings of this new Committee commence in May. As of January 2011 the members of the Committee are Marsha Melnik, Pauline Walsh, Claire Hardies, John Hardies and Gord Hamilton. All residents are welcome to attend meetings or to communicate safety concerns directly to member to the Committee. Please see the bulleting boards on P1/P2 /Meeting Room for minutes and notices of upcoming meetings.

EVACUATION ASSISTANCE FORMS

Thank you to everyone who completed the Evacuation Assistance forms and returned them to the office. The information contained on the forms will be very helpful during emergencies, and will be held in strictest confidence by the management office. Please remember to notify the office if you experience a temporary situation when assistance may be needed only for a short period of time. Blank forms are available in the Meeting Room.

SECURITY AUDIT BY TORONTO POLICE SERVICES

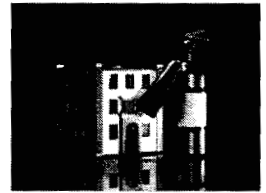


In November 2010, the Committee arranged for PC Russ Golding of 11 Division, Toronto Police Services, to conduct an outdoor, ground floor and underground parking inspection of 50 Quebec. PC Golding complimented previous and current management for the number of safety features already in place. He also provided several suggestions for improved security. The Committee has prepared a report on PC Golding's comments and recommendations for review by the Board of Directors.

72 – HOUR SELF-SUFFICIENCY

Emergency responders suggest that everyone should be prepared to take care of themselves and their families for a minimum of 72 hours. A checklist and sample emergency supplies flyer has been compiled by the Committee and is available in the Meeting Room.

FIRE SAFETY PREVENTION BY TORONTO FIRE SERVICES



Also in November, a daytime presentation open to all residents of 50 Quebec was made by Acting Captain Ron Jones of Toronto Fire Services. AC Jones spoke about both general and high-rise building fire safety, backing up his presentation with statistics, slides and a cooking pot on fire (very lifelike!) He then answered questions posed by the 25+ attendees. The Committee received very positive feedback from those residents who attended, and it was suggested that an evening presentation be arranged some time this spring. Watch for more information on such a presentation in the coming months.



FLOOR REPS

The committee is exploring the viability of a system of Floor Reps to add to the safety of residents during emergencies, such as long-term blackouts. A brainstorming session will be set up to gather ideas on what the position entails, when to jump into action, and how confidentiality can be maintained. Please give some thought to possible duties of a Floor Rep and come to the meeting to share your ideas.

INFORMATION SHEET – RESPONDING TO EARTHQUAKES



The committee compiled an Information Sheet, copies of which are available in the Meeting Room.

AWARD WINNING LANDSCAPE AT 50 QUEBEC AVENUE

A special thank you to Wayne our Landscaper and Gardner for our award winning gardens.

Good Work!



BOOK CLUB

The Book Club continues to enjoy the monthly meetings with some good laughs, much camaraderie of course, and lots of discussion about the various titles. We meet the third Monday of each month, in the party room at 7:30 p.m. Following is the list of upcoming titles for discussion:

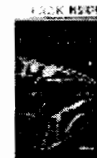
Wild Swans, Jung Chang - Feb. 21



In The Skin Of The Lion,
Michael Ondaatje – March 21



People Of The Book, Geraldine
Brooks – April 21



White Bone, Barbara Gowdy -
May 15



Sign of the Cross, Anne Emery
June 19 - **Pot Luck Supper at 7 pm***



*** Meeting 30 minutes earlier.**

Please feel free to join us for one or more meetings.
For further information please call me at 416-763-0101.

Happy Reading.

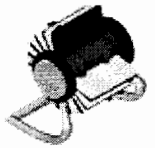
Lena Belanger

GOVERNMENT SERVICES & NUMBERS

Gerard Kennedy, MP for Parkdale-High Park:

2849 Dundas St West.
416-769-5072

Email: kenneg1@parl.gc.ca



Cheri DiNovo, MPP Parkdale-High Park

3136 Dundas Street West
416-763-5630

Email: dinovoc.co@ndp.on.ca

Sarah Doucette, Councillor for Ward 13, City Hall

416-392-4072

Email: councillor_doucette@toronto.ca

Police 11 Division, High Park

416-808-1100

Email: 11division@torontopolice.on.ca

For specific government services and numbers see the blue section in your Yellow Pages telephone book.

WHAT IS THE BWVRA?

Bloor West Village Residents Association

We're local volunteers who live in the area North of Bloor West Village. Our mission is simple: We exist to help make our neighbourhood a cleaner, healthier and people-friendly place. To that end we organize public meetings, monitor issues at the City, Provincial and Federal levels and share information with our members and the general community.

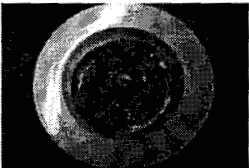
We also deal with local schools and businesses in finding ways of dealing with litter and graffiti. Why not join us? Send \$10.00 to BWVRA – 502 Windermere Avenue, M6S 3L5 or join online or to find out more about our work visit our website: www.bwvra.ca

Informed & Active Residents Keep Neighbourhoods Strong!



**WHAT'S NEW IN THE
NEIGHBOURHOOD?**

17 Steps Restaurant & Bar**



This unique Tapas/Mediterranean establishment is a fine addition to Bloor West Village. A seasonal menu is matched with wines carefully selected by proud owners, Daniel and Martha Kanelos. The aim, as explained by Daniel, is to give value for money. His 23 years of experience in the business includes working as a chef, bartender and manager at a number of Toronto restaurants. Only open for seven months 17 Steps was voted first in four categories (overall experience, atmosphere, Greek and dessert) as reported by the Reader's Choice awards published in the Villager, October 28 issue.

Although pleased with these accolades Daniel and Martha see their restaurant as part of a growing destination for food lovers here in our community. Their wish is that customers are offered the greatest choice wherever they choose to dine.

Located at 2241A Bloor St. West, south side near Runnymede TTC subway. Open for lunch and dinner six days and closed on Monday. Brunch served Saturday and Sunday. Reservations suggested on weekends.
www.17steps.ca
647-349-234



** These articles are not endorsements or recommendations but be sure to give them a try and make up your own mind.

The Red Bean Café and Market**

Just a couple of blocks west on Bloor Street you will find the new Red Bean Café and Market. This neighbourhood coffee shop features a large variety of coffees and teas at very reasonable prices. The market also features a large array of fresh home made tarts, savories, muffins and mini loafs, baked daily



at home. Sandwiches, panini, soups, and stews are also on the menu.

The café has a family atmosphere with modern décor. Last Saturday afternoon the place was jumping with coffee lovers and with people coming out of the cold for a treat.

Also featured are pulled pork sandwiches, plus roast beef with smoked bacon. All sandwiches are served on ACE Bakery breads

Look for t diabetes friendly items arriving soon. Two special attractions are "Mummy Mondays" when one can get a 12 oz. Latte and choice of baked goods for \$4.00. For the rest of us there is Toonie Tuesday featuring a 12 oz. Latte for \$2.00.

The café is owned and operated by Iris who left the world of business to follow her dream supported by her husband Terry.

The Red Bean also caters parties, lunches or dinners.

2118 Bloor Street West
647-352-232



VIEWPOINT 50 VIA EMAIL?



In our last issue (Spring 2010) we reported on the results of the ViewPoint 50 Internet survey. Several comments that we received suggested having a website /email delivery of the newsletter rather than paper copy. In order to investigate this method further we would need to know how many of you would prefer that. Please let Isan in the office know if that is your choice so a tally can be made.

