

WHAT'S HAPPENING?

A Monthly Update from the
Board, Management & Committees of
YCC323



The Board

Exterior Painting and Coating ~

The painting of the metal panels and the coating of the concrete is progressing. The east and west sides are now complete. The new look of the building is garnering praise and envy from all who have seen it.

Activities are now focused on the south and north ends. The contractor is aiming to be done by the 25th of September. Please make Isan aware of any deficiencies as quickly as possible.

Please keep in mind that there may be painting activities going on or around your balcony as long as the stages are in front of your balconies. You should not be on your balcony during that time and your balcony door must be closed.

As you know the power washing focus was on cleaning the surfaces to be painted. It was done from the stages and therefore was only marginally effective in dislodging imbedded dirt on the balcony floors. Unfortunately that still requires old fashioned elbow grease applied by the homeowner.

Balcony Doors ~

The winning contractor for the door replacement project has been selected and the contract has been signed. We expect the first doors to be installed mid-October, with a break during the cold winter months between December and March. We will start with replacing the doors for the 03 to 06 units. These units have only one door to be replaced. We hope to complete these specific units before the winter break and begin with the four-door corner units in the spring.

The selection of the interior colours for the doors has turned out to be as much of a challenge as feared. While trying to avoid unreasonable extra costs, the board and contractor have been striving to be as accommodating as possible. We

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were pleased to be able to provide a choice of two modern colours in addition to the original dark brown colour. As it turned out, a large majority of owners gladly embraced these new colours and overwhelmingly selected matte white and light brown as their preferred choice. Only a small number of owners indicated their preference to be the current dark brown colour.

Due to minimum order sizes, only two colours could be ordered. For those preferring the old dark brown colour, the board has negotiated an additional option. The darker brown inside colour is now available for corner unit doors at an additional \$250.00 per door. The extra cost will be waived by the contractor if more than 25 doors of that colour are ordered.

A small number of units had double balcony doors installed by owners. Please ensure that Isan is aware of your double doors. The contractor will remove the doors and leave them on your balcony. If you do not want the old double doors reinstalled, the contractor will remove them with the other doors – just let Isan know and mark the doors accordingly. If you want to keep the doors you will have to re-install them at your own cost. We will provide you with the name of a contractor who can do the job.

Late Summer Barbeque - September 19 ~

The Board of Directors has whole-heartedly supported the suggestion that a Late Summer Barbeque would be a wonderful closing to our summer. The event is planned for early evening of Friday, September 19th. The event will provide an opportunity for residents and staff to socialize together before our annual hibernation. It should be a lot of fun. More volunteers are always welcome. If you are interested in helping out, please let Isan know.



Property Management

Items in Locker Rooms ~

It has come to management's attention that there are some items in the locker rooms that are not actually in the lockers. These items have been left

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outside of the lockers and are major inconveniences to residents using their lockers. These items are also considered a fire hazard.

Therefore we respectfully request that if any items belonging to you are sitting outside the lockers, you either store them in your locker or remove them altogether. Any items remaining in the locker rooms and not properly stored will be removed and disposed of.

We appreciate your co-operation in this matter. If you have any questions or concerns, please contact the office and we will be happy to help you.

Annual Planning Guide Items ~

The following action items are scheduled for September: AGM preparation & mail; stack/horizontals; HVAC – boilers start up; pool closes.



The Committees

Communications and Website Committee ~

With the lazy and hazy days of summer coming to a close, activities at 50 Quebec will start picking up again. This is a reminder that the web site (<http://www.ycc323.com/Annoucements.html>) displays the times and places for activities. If you have an event you would like to have included, please send an e-mail to webmaster@ycc323.com or leave a note in the Office. You are also welcome to send other items that you feel may be of general interest (e.g. rainbow over the city, sunrise or sunset pictures) for publication.

Energy Committee ~

This summer has been a very busy one for many home owners with renovations and redecorating continuing throughout the warmer months. In earlier editions of Viewpoint 50 and the monthly update, the Energy committee has provided information to help find homes for your unwanted furniture and renovation residuals.

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For those of you who have unwanted gently used renovation and household materials, Habitat for Humanity Re-store initiatives will now pick up your pre-approved items FOR FREE. All you need to do is contact them at 416-755-7353 x 230 and arrange for a pick up. More information is also available on their website at: www.torontohabitat.ca/restore.

Grenadier Square Development Committee ~

Success at City Hall ~ We did it! Backed by a strong show of support from the community in opposition to the proposed settlement on the Grenadier Square development, City Council adopted a motion from Councillor Doucette to continue fighting the development at the OMB. Thank you to everyone who responded so quickly with all those e-mails you sent to the City Clerk.

The OMB Hearing ~ The Ontario Municipal Board hearing commences on September 8th and is scheduled to run for 10 days. A continuing show of support for High Park Coalition, which is acting on behalf of us and our neighbours, is important. Please join us for an hour or two whenever you can. Hearings start at 10:00 a.m. daily, at 655 Bay Street, 16th floor.

The Garden Party ~ The community Garden Party and Silent Auction held on August 23rd was a resounding success. A big Thank You to everyone who attended or made donations to help host this important fundraising event.

Continued Funding Required ~ Funds are still required for on-going professional support at the OMB hearing. An OMB Team has been put together that includes highly knowledgeable and experienced technical professionals. A strong strategy has been developed to demonstrate why the Grenadier Square developments don't belong in High Park. Please go to the High Park Coalition website (www.highparkcoalition.ca) to see how you can contribute to this important endeavour.

Health & Safety Committee ~

Residents are invited to attend Health & Safety Committee meetings, to contribute ideas and/or concerns related to health and safety issues within the building. The next meeting is scheduled for Thursday, September 11th, at 11:00 a.m. in the Meeting Room.