



VIEWPOINT 50

NEWSLETTER

WINTER 2012



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

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MEET THE NEW BOARD 2012



Back row, left to right: Sean Cumming, Frank Delling, Jean Corimer.
Front row, left to right: Fern Stimpson, Ed Leies.

THE PRESIDENT'S REPORT



After spending many years living in the downtown Yonge and Bloor area of Toronto, we found ourselves becoming rather enamoured with the beautiful High Park neighbourhood and 50 Quebec Avenue in February 2010. Upon completing some renovations to cupboards and doors and a new hardwood floor, we were ready to occupy our newly found home. Of course, there are still some minor annoyances like the laundry in the kitchen, but having made the acquaintance of all of our neighbours and viewing some of the remodeled suites in our building, we have seen what can be done and have many new ideas, hmm..... By now, we have had the pleasure of enjoying two beautiful summers in our new place, making almost daily use of the swimming pool and have enjoyed relaxing on our balcony watching some of the most glorious sunsets anywhere – our own personal Caribbean moments.

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President's Report Cont'd

Today, 22 months later, I find myself President of the Board for YCC323 at 50 Quebec Avenue.

It all began rather innocently I must admit. During my conversations with Isan over keys, renovation permits and trade access I mentioned that I had previous condo Board experience and if YCC323 was ever in need of somebody with my skills to let me know. My plan was to attend the upcoming annual AGM. Surprisingly, shortly after I was encouraged by Isan to stand for election. At the AGM the only other candidate Sean Cumming and I were acclaimed.

When we two newbies joined the Board I was amazed at the amount of work that had been done over the last few years. I have come to appreciate how much effort and determination it took the Board to see the balcony project through with the impact on everyone's lives. Some people are still carrying bittersweet memories, which make for interesting Board meetings and "Meet the Board" sessions. You can follow our monthly travails in the minutes posted opposite the mailboxes outside the Management Office.

According to our consulting engineer, I learned that the two condo projects that will test the mettle of any Board are ***balcony refurbishing and external door and window replacement***. We completed the first and are faced with the second. The members of the new Board, Jean Cormier, Vice President, Fern Stimpson, Communications Director, Sean Cumming, Secretary and Legal Advisor, and Ed Leies, Treasurer, all understand that this new endeavor will require extensive consultation between consulting engineers, committees and the Board and also you, the owners.

As part of my decision to stand for election as President, I set out a number of overarching goals for myself to accomplish including:

1. Ensuring that our Board follows fair practices when dealing with contractors and Building Management and Staff.
2. Ensuring there is a comprehensive plan in place before launching major repairs.
3. Improving the general look and feel of our building (increase our curb value).
4. Ensuring that repairs meet high quality standards.

Specifically, during recent meetings the Board has begun to look into establishing the requirements for the Building Envelope Renewal Project including windows, balcony doors and aluminum panels. This means having to balance a number of objectives, being cost effective and keeping the impact on the occupants as short and painless as possible, while staying within our financial abilities. No doubt you all understand that these objectives never align easily, meaning that the work may need to be done in phases.

In the meantime, we need to attend to the already leaking windows in some suites as soon as early spring, when weather allows work to be done.

There are always a huge number of things to be done and looked after in an active building like ours and a number of existing committees are working with the Board to keep things going. Currently the Energy Committee is working with the Board on the Building Envelope Project. The Health and Safety Committee was working with the Board on the Flu Clinic among other projects. The Landscape Committee presented a 5-year plan to the Board for future landscaping ideas and the Communications Committee, in addition to

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President's Report cont'd

this newsletter, is working on a new website. A Lobby Committee will soon be looking into renewing the common areas of the lobby and main floor areas. These and other committees are always seeking new members and it is a great introduction to learning all the Board governance and Management and it never can hurt to be included in part of any resume. I look forward to staying in regular contact with you to let you know how we are progressing with our demanding plans and I hope I will hear back from you perhaps during the monthly "Meet the Board" sessions in the Meeting Room. Best wishes for a happy and prosperous New Year in 2012.

Frank Delling
President, YCC323

REMEMBERING MRS. JEANA MURAT

The Board of Directors, the Staff and all the Residents of 50 Quebec Avenue wish to convey our deepest condolences to Isan Murat and his family on the passing of his wife Jeana. on January 3rd. 2012



MANAGER'S REPORT

This article is a reminder to all residents about how to recycle or how to deposit household items different from routine daily garbage.



Large Recyclable Items: (cardboard, plastic pots and plant trays, etc.) Bring them down to the Recycling Room on P1 level. The cardboard boxes must be flattened and tied into bundles.

Electronics: (old computers, DVDs, VCRs, telephones, printers, TVs, microwaves etc.) Bring your electronics to the Recycling Room and the Management will coordinate with the City for pick up.



Dry Paint: The City will not pick up wet paint from the building. Only dry paint cans without lids may be placed in the Recycling Room and our staff will check before recycling.



Potting Soil and Plant Material: Place potting soil and dead plants inside the black compost container, located behind the garbage container near the pool entrance. Our landscapers will recycle this material. Important message: Please don't drop soil or dead plants in the garbage chute.



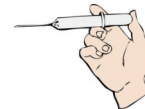
Christmas Trees: Please ask the Management to provide you with a Christmas tree bag and bring it to the Recycling Room and the Management will coordinate with the City for pick up.



Used Tires: The City will not pick up old tires. Tires must be taken to the solid drop off depot at 50 Ingram Drive, (Keele & Ingram, South Lawrence West). 416-393-5592



Household Hazardous Waste: (syringes, medications, propane/helium tanks, etc.) The City will not pick-up hazardous waste. These materials must be dropped off at the 50 Ingram Drive depot.



Batteries: Batteries should be dropped off during regular hours in a box located in the Management Office.



Reusable Goods: (old and new clothes, shoes etc.) Bring these items down to the

Recycling Room and place in the red container. The Management will arrange for the container to be emptied by the Canadian Diabetes Association.

Very Large Non Recyclable Items: (old furniture, appliances, rugs, etc.) Please contact the Management Office in advance of your intended disposal date and we will coordinate with the City for pick-up and removal.

As well, we are reminding you about the **Deliveries, Repairs & Renovations.** Owners and Residents are responsible for supervising their own contractors and for ensuring that they remove all garbage and debris from the building and clean up after themselves, **BEFORE** they leave. The hours for renovating are between 8 am – 6 pm.



Important Message - All contractors' vehicles should be parked at the back of the building in the loading area, not in visitor parking.

All deliveries such as furniture, appliance and construction materials must be made at the loading area located at the back of the building. We are not providing the elevator for deliveries after hours or on Sunday,

Ian Murat, CPM, RCM
Property Manager, YCC 323



MEET THE PRESIDENT



Frank Delling is the new President of York Condo YCC323.

Frank was born in a small town in East Germany called Delitzsch and migrated to West Germany in 1960. At university in Germany, Frank studied Electronics Data Communication and Computer Science earning his B.Sc. degree. Straight after university Frank moved to Canada and studied Biophysics at the University of Guelph. Following this he worked in Mississauga for a computer company and then spent the next 15 years with the Department of National Defense before moving to Toronto in 1989. He now does computer work for the Government of Ontario, managing IT work and other services.

For relaxation, Frank is a Black Diamond skier who also enjoys squash, photography and music. He is also an avid concert goer – up to 3 concerts a week. He is an avid reader; he describes himself as a “geek at heart” who enjoys quiet evenings on his balcony enjoying the view with a glass of wine.

His mission at 50 Quebec is to improve the curb appeal of the building bringing it up to par with the values of many up graded suites. He is also interested in the “Building Envelope” and wants to explore replacing windows and doors. Value, quality and efficiency are what he is striving for.

I SEE THE LIGHT!



Just what does one do with long fluorescent bulbs?

They are fragile and could be dangerous if left in your blue box. Ideally we will ask all residents to take their fluorescent tubes to the Recycling Room where there is a special box to put them in. The environment and the Superintendents would appreciate it if you could make this extra effort.



IT'S COMING – YCC323'S OWN WEBSITE!

A new website is under development and will be launched in the near future. This website will include sections dedicated to the Board of Directors, the Management Office and current Committees and Clubs. It provides links to the Condominium Act and legal documents pertaining to YCC323 such as Declaration, By-laws and Rules. Access will also be available to issues of Viewpoint 50. A number of features such as communicating directly to the appropriate groups will be particularly helpful to residents. Current methods of communication such as notices in mailboxes and bulletin boards will remain in place for those residents who may not have computers. Stay tuned for more details.



ENERGY COMMITTEE NEEDS YOUR HELP GARBAGE AND RECYCLING DON'T MIX.



We want to recycle as much as we can, but there are still some plastic and metal items that the City of Toronto can't currently recycle.

At the present time, the City of Toronto does not use the three-arrow triangle number system (stamped on the bottom of containers) to identify plastic recyclables. Please put these items into the garbage not the recycling bins.

- Clear plastic "clam shell" containers
- Black and clear plastic takeout and frozen food entrée containers
- Clear plastic drinking glasses
- Juice drink pouches
- Metal lids from glass bottles
- Pot and Pan
- Plastic over-wrap on pop cartons, water bottles and paper towels.

HEALTH & SAFETY COMMITTEE

Last November, the Health and Safety Committee held a brain storming meeting to help advance the Helping Hands program toward its launch.

The model used was the "big blackout" in August of 2003, when the entire building was plunged into darkness for days. The discussion included, what worked, what did not work and how we could create a Helping Hands program to support our fellow neighbours should this unfortunate situation ever occur again. The discussion led to many great ideas that could be incorporated into the Helping Hands program.

Please watch the bulletin boards for notices of the next meeting. Everyone is encouraged to attend as health and safety touches everybody in the building and it will "take a village" to help ensure that all our friends and neighbours are safe during any emergency that might arise



DISPOSING OF KITTY LITTER

We have mentioned this before but it is an ongoing problem and we need to be more vigilant. When residents throw bags of heavy kitty litter down the chute, this often results in noise for residents living near the chutes, as well, as messes and odours resulting from plastic bags tearing. The Condominium Management has now installed a timer on the compactor to prevent the compactor from being used after hours to address the issue of noise. We are also requesting that residents ***double bag all kitty litter*** before throwing the material down the chutes to reduce the mess and odours left when bags tear open. Where feasible, it would be appreciated if residents could take litter directly to the garbage room.





RECRUITING VOLUNTEERS

We have been very fortunate at 50 Quebec to have a dedicated group of volunteers who work behind the scenes to enhance the quality of life within our complex. Getting involved can be a very rewarding experience. We are actively seeking additional people who may be interested in making a contribution on one or more of the following committees. The chairperson of each committee is being identified as the contact for addition information.

Energy Committee (Anne Farraway)

This group is dedicated to identifying, researching and recommending initiatives and improvements to the building, which will provide efficiencies in utilizing energy to preserve our environment and realize cost savings for our corporation.

Health and Safety Committee (Marsha Melnik)

This committee deals with issues pertaining to the ongoing safety and security of our homes and has been instrumental in educating residents with regard to fire safety and emergency precautions. They have updated the list of people needing assistance in an emergency and are encouraging residents to get involved in helping our neighbours.

Landscaping and Grounds Committee (Gayle Stearns)

The exterior of our building creates the first impression of our home and this committee helps to ensure that the first impression is a positive one. The committee, with the Property Manager, reviews and recommends to the Board of Directors the specifications and content of any existing or proposed contract for landscape, garden and grounds maintenance.

Library Committee (Volunteer Chair Needed)

Many residents take advantage of the well stocked library that we have in our building. We need people to ensure that the books, magazines and jigsaw puzzles are sorted for appropriate placement on the shelves. Both hardback and paperback books that are of general interest to the residents and are in relatively good condition are welcome.

Lobby Committee (Loretta Ycas)

The Lobby Committee is engaged in creating a welcoming appearance for the building. Responsibilities include the setup of seasonal and other decorative displays for the front lobby and caring for the smaller plant arrangements.

Newsletter Committee (Terry Graham)

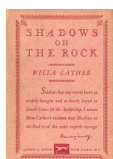
The condominium newsletter is a vital link in the network of communications within our condominium. It is published on a regular basis with content from the Board of Directors, committees, residents or management. The newsletter reports matters affecting the building and events that may be of interest to residents.

If you are interested in volunteering for one or more of these committees, or simply finding out additional information, please advise via The Management Office and the committee head(s) will get back to you.



BOOK CLUB WINTER READING LIST

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



January 16^h, 2012
SHADOWS ON THE ROCK,
Willa Cather



February 20th, 2012
THE BACHELOR BROTHERS
BED & BREAKFAST,
Bill Richardson



March 19th, 2012
ARRIVAL CITY,
Doug Saunders



April 16th, 2012
WATER FOR ELEPHANTS,
Sarah Green



May 14th, 2012 *
• note change of date, 3rd Monday
(21st) is a holiday
THE MIDWIFE OF VENICE,
Roberta Rich



June 18th, 2012
THE RUSSLANDERS,
Sandra Birdsell

INTERESTED IN NEW ACTIVITIES?

Some residents have expressed interest in starting up the following activities at 50 Quebec:

1. Movie Night
2. Scrabble
3. Creative Writing
4. Yoga

No details are available at this time. That will depend on participants and their ideas. Anyone interested in any of these activities should add their names and phone numbers to the lists provided in the Management Office.

Please sign up by February 1st.

SIGNS, SIGNS, EVERYWHERE A SIGN

Also, please note that the Handicap Parking Spaces covers both parking spaces under the canopy, although the sign is off center and confusing.



MY APOLOGIES

At the recent AGM following Debby Seed's kind remarks about Viewpoint 50, two women approached me about helping with future newsletters. Sadly to say I forgot both names. If these two women wish to contact me at: turtleboy@sympatico.ca it would be much appreciated.
Terry Graham





WHAT TO DO WITH YOUR CHRISTMAS PLANTS

If you've bought a poinsettia, take a bow for supporting the greenhouses in Niagara Falls. Poinsettias are their best sellers each Christmas, and each year the growers come up with even showier plants.

Poinsettias are short day plants. For the flower buds to set and red bracts to form, they need at least 8 weeks of a strict day/night regime – no more than 10 hours of daylight and 14 hours of total darkness.

That's why it's best to either donate them to a gardener in the summer and watch them turn into shrubs until the fall, or toss them in a compost.

To keep a poinsettia happy during the winter, avoid putting the pot near any drafts. I've already fatally injured my pink-and-white specimen because it's too close to a balcony door. It's a tropical plant and doesn't like chilly drafts. In Malaysia my friend and I were stunned to see poinsettia trees about 15 feet high.

Norfolk pines also grow high in hot areas like Australia or California. They do best in medium light, not too far from windows or else their needles will drop off. They tend to dry out in homes, so keep them moistened with a water spray.

Debby Seed

THE KENNEDY PUBLIC HOUSE

Sharkey's is gone and has been replaced by The Kennedy Public House at Kennedy and Bloor, just west of the library on the south side.

The new restaurant features southern inspired comfort food. The décor is unique, not only in its seating and lighting, but also because it features historic photographs of the Bloor West Village in the early 1900's.

The large photo of a T.T.C. Annette/High Park bus is worth a look-see.

The restaurant tries to use local providers and offers live music on Saturday evenings. The Kennedy Public House is open daily and takes reservations. It also offers us one more unique and interesting restaurant to try in The Village.

2199 Bloor Street West.
www.thekennedy.com
416-769-3888



WHAT'S COOKING? - NOTHING!!!!

Welcome Rawlicious To Our Neighbourhood

Rawlicious is a new restaurant just blocks west of Quebec Ave. What makes Rawlicious unique? All the food served is raw! The food is totally vegan and organic plus it is all gluten and sugar free.

The menu features salads, juices, smoothies, pizza, wraps, sandwiches and desserts. Their philosophy is to serve healthy, fresh nutritious meals. The atmosphere is art gallery meets restaurant.

Special Offer: Until the **END** of January, Rawlicious is offering residents of 50 Quebec a 10% discount.

So give it a try and welcome this new and unique restaurant to our neighbourhood.

2122 Bloor Street West,
www.rawlicious.ca

