

Board Talk

YRCC 616 - Observatory II

June 2021

Management Office Coverage

Our Property Manager, Wilma D'Souza is on vacation the week of the Canada Day holiday. The office will be open Monday, June 28 staffed by Sonya McKenna, Canlight Property Manager, and on Wednesday, June 30 by Rebecca DeMelo, Canlight District Manager. We welcome them both.

In-Suite Plumbing Inspection

As some of you know, we recently incurred water damage in a number of suites due to problems with in-suite plumbing. In order to try to minimize future incidents, the Board has arranged to complete an in-suite plumbing inspection in all suites. This will involve checking all plumbing and fixtures for deficiencies including all water shut-off valves, dishwasher and toilet shut-off valves, visible water supply lines, sink, bath and shower faucets, under sink "P" traps, visible drain pipes, etc. A check list will be completed for each suite and a copy will be provided to the resident.

The dates for this work have not yet been determined but it will likely be scheduled for late July or early August. A "Notice of Entry" will be issued when the dates have been confirmed. Security will be arranged to accompany the contractor where residents are not at home.

Once all inspections have been completed, Management will follow up with Owners regarding recommended repairs to identified deficiencies. Bulk pricing of repairs that are the responsibility of Owners is available if enough suites have the same deficiency and all agree to the repairs being completed at the same time. Details of this will be provided when the inspections have been completed and the results evaluated.

Garage Washing and Line Painting

As a result of the work of our cleaning and line painting contractors, our parking garage feels fresher, and looks better and more brightly marked. The Board is aware that in some places repainted lines do not exactly cover the old. This is the result in mechanical constraints and different equipment and is, to some degree, expected. We are satisfied that the job done was within tolerance. We thank residents for their feedback.

Noise

With so many of us spending so much more time at home, it is unsurprising that we are more sensitive to noise. **Complaints continue.** Please keep household noise to a minimum, especially after 11 p.m. Turn fans off. Consider using headphones for music. Make sure you comply with the Corporation's **Rules & Regulations** for renovation noise.

Smoking and Enforcement

Management and the Board of Directors continue to receive complaints about, or find evidence of smoking on the property. Residents and their guests are:

- smoking on balconies;
- flicking cigarette butts off balconies;
- allowing cigarette ashes to blow off balconies onto other balconies;
- smoking marijuana in suites, on balconies, on P1 and P2.

Besides being inconsiderate and potentially dangerous behaviours, and in some cases against City of Richmond Hill bylaws, all of these activities are **in violation** of the Corporation's **Rules & Regulations**, and **annoy, disturb, and offend** many residents.

To reiterate, the Rules & Regulations forbid the smoking of tobacco anywhere on the property including out of doors, balconies, common areas, the parking garage, and stairwells (except for registered grandfathered smokers who may smoke inside their suite). The Rules and Regulations forbid smoking marijuana without exception.

The Board of Directors has a duty to enforce the Rules & Regulations and has already taken legal action against one offender. In this case, legal fees of approximately \$1,000 were charged to and paid by them.

The Board will **identify** and **take similar action** against all other **offenders**.

Tennis Court & Shuffleboard

The tennis and shuffleboard court is now open. New shuffleboard discs and wax have been purchased. Bicycle riding in the court is discouraged because of the potential for damaging the surface. Please remember to continue to socially distance and wear face masks or covering when playing shuffleboard. Hand sanitizer is available around the court.

Bicycle Cage

The bicycle cage has been extended and can now accommodate another half-dozen bicycles. Bicycles must be registered with the Management Office and must carry a tag.

Plastic Bags and Waste Disposal

Plastic bags in the green composting and blue/cardboard recycling bins are considered contamination. Plastic bags, regardless of their contents, **must** go in the regular garbage bins. Recycling does not need to be bagged. New and consistent signage for the garbage chutes on each floor are in progress. We will soon be moving hazardous waste recycling to the main Disposal Room. Notices will be posted when this is ready.

Annual Plan

- Set Annual General Meeting (AGM) – October 28, 2021
- Door Paint Touch Up/Repaint Inspection - Scheduled
- Sealed Window Unit Replacement – In process