

Board Talk

YRCC 616 - Observatory II

December 2021

2021 In Review

We are rightly proud of our building and community. Keeping it in good shape is important and this is the responsibility of your elected Board of Directors. As we come to the end of 2021, here is a list of activities initiated or overseen by the Board.

Work Completed

- Sealed unit window maintenance
- Garage cleaning and line painting
- Elevator landing marble floors restoration
- Muskoka chairs purchased for the patio outside the Party Room
- Hall carpet cleaning
- Tennis and shuffleboard court playing surface repairs
- Garbage Chute rooms signage
- Bicycle cage expansion
- Drone survey of exterior brick work and balconies
- Replacement of defective controller for our air conditioning compressor
- In-suite plumbing inspection
- Parapet wall emergency work
- Exploration of EV charging and resident survey

The Board is guided by an annual maintenance plan which reflects experience gained over the years, and by the Reserve Fund Study prepared by our consulting engineers which plans major structural and mechanical maintenance and replacement. The Board also responds to day-to-day contingencies as they arise and in all these things is helped and supported by our Superintendent and Property Manager.

Our service contracts ensure the safe and efficient operation of the elevators, life safety equipment, HVAC systems; and the overall aesthetics and cleanliness of the building and grounds: landscaping, snow removal, fitness, pool, and housekeeping.

Amenities & COVID-19

With the Omicron variant of SARS-CoV-2 now rampant, the Board has cancelled all use of the Party Room until further notice. The Card Room remains open for groups of ten or fewer people. The Billiards Room is open for a maximum of two people, and the **Pool and Exercise Room remain open with the current booking and sign-in rules overseen by our Pool Attendant.** Guest Suites are available for rent with limitations. Please check availability with the Management Office. Masks and social distancing are still required. Hand sanitizer is available.

Please be reminded that – with the exception of Guest Suites – **facilities are currently open to residents only.**

Food Bank Thank You

The *Richmond Hill Community Foodbank* has expressed their thanks to residents who contributed to our Holiday Food Drive. The Board thanks Lois and Derek Kay for their management of the drive.

Insurance Reminder

Most condominium insurance policies require that a vacant suite be checked regularly. Failure to do so may mean that claims are denied. If you are going away, please check your policy and arrange for someone to check your suite as required by your policy.

Parapet Wall Repair Work

Emergency work to remove loose concrete from the parapet wall is complete and the protective scaffolding has been removed. Cosmetic repairs – fixing the ugly bits this work created – will take place once fairer weather returns and will be scheduled along with Balcony Inspections to minimize access and disruption to residents.

Balcony Inspections

Balcony inspections will be scheduled in the new year. This will require access to suites. Notices of Entry will be sent out in due course.

Plumbing Inspection Follow-Up

The results of the Plumbing Inspection are being reviewed. Remedial work will begin in January. Initially, this will ensue that all shut-off valves are accessible and working so that suites can be individually isolated for further repairs. Notices will be sent out in due course.

Repair to Main Sewer Line

Temporary measures continue to contain the leak. We expect to schedule permanent repairs in the New Year. A notice will be sent out. This will be major and – as can be imagined – unpleasant work for those involved. It is therefore **absolutely essential that no resident pour or flush anything at all down any drain on the day the work is being completed**. We strongly recommend that if possible you go out on that day.

Electric Vehicle Survey

The Board thanks everyone who responded to the Electric Vehicle (EV) Charging Survey. The results were instructive. Further information will be provided in a future issue of *Board Talk*.

We wish everyone a Happy, Healthy and Prosperous 2022.

(It can't be worse than what we've just endured. But then we said that last year too!)