

Board Talk

YRCC 616 - Observatory II

January 2022

Amenities & COVID-19 UPDATE

The **Party Room** remains closed until further notice. The **Card Room** remains open for groups of five or fewer people. **This increases to 10 or less on Monday, January 31st** but social distancing must be maintained. The **Billiards Room** is open for a maximum of two people.

The current procedures for the use of the **Pool and Exercise Room** are expected to stay in effect through the end of April.

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 – **all facilities are currently open to residents only. The Board will continue to review policies as new Provincial guidance is issued.**

Plumbing Inspection Follow-Up

We expect remedial work identified during the Plumbing Inspection to begin in mid to late February. Initially, this will ensure that all main suite water shut-off valves are accessible and working so that suites can subsequently be individually isolated for further repairs. Notices will be sent out as work is scheduled.

Balcony Inspections

Balcony inspections by our structural engineers will be scheduled in the spring. This will require access to suites. Notices of Entry will be sent out once dates have been determined.

Environmental Committee

We again thank the volunteers of the Environmental Committee for their dedication in taking our hazardous waste, which is collected in the Workshop on the P1 level, to the recycling depot. The committee members are: Carol McCormick, Gayle Haring, Bruce Locke, Jim Lyle, Tim Paterson and Ali Nikouyan. Thank you.

False Fire Alarms

The recent false fire alarms were caused by the malfunctioning of some of the older pull stations. For clarification, "pull stations" are the small, rectangular, red fire alarm boxes located on the walls throughout the building. Arrangements have been made to have the remaining older pull stations replaced to hopefully avoid any further false alarms.

Sealed Unit Window Maintenance

Windows with broken seals were previously replaced once a year, in the spring, all at the same time. They will now be replaced as they are identified and as replacement windows are available.

If you have windows with broken seals, i.e., you can see condensation in the sealed glass unit which is easily visible in colder weather, please put a mark, or piece of tape, on the corner of the window, fill out an "*In-Suite Maintenance Request Form*" and leave it in the Management Office mail box. The forms are available in the mailroom.

Window and door screens requiring repair should be listed on the same form.

You will be advised of the date that the window contractor will visit to take measurements, and the date of the window replacement once that has been established. Security will be arranged to accompany the contractor when he enters any suites where residents are not at home.

Please remember that sliding doors and sliding windows are not sealed units. Condensation between these windows is normal. Do not list these windows for replacement.

Insurance Reminder

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

Weekend Relief Superintendent

Fernando, our long-time weekend Relief Superintendent, has been re-assigned by our housekeeping company. We welcome Victor, who started in our building in mid-January.

Management Plan – February

- **Fan Coil Unit spring service & inspection** – to be scheduled