

Board Talk
YRCC 616 - Observatory II
April 2020

33 Weldrick & COVID-19

A thank you to everyone as we live through social distancing in response to the COVID-19 pandemic. Indications are that it is working for the country and all of us. This is however not the time to relax or drop our guard. A couple of notes on this:

- Some condominiums have banned visitors. We have not done so. A recent newsletter from our lawyer suggests that such a ban would be problematic and states, "We **do** recommend that the Board ask all **owners and residents to curtail any visitors to their respective units to try to protect everyone at the property.**" We strongly recommend this to all residents.
- The Board has had questions regarding residents grouping in the lobby. It is felt that restricting this space would be counterproductive. **Social distancing is the responsibility of everyone.** If you feel that you are not being allowed the appropriate separation, please speak up.
- As a general suggestion, rather than standing on opposite sides of a six-foot wide path or corridor to chat with a friend or neighbour, consider standing six feet apart on the same side. This seems to go against our natural impulses but it allows others their six feet of separation rather than forcing them to pass within three feet of two people.

Also, as many of us stay at home, please remember your neighbours and try to **keep noisy activities to a minimum**, especially later in the evening. Management and the Board continue to receive complaints regarding noises that sound like walking or running on hardwood floors, furniture being moved and loud music and/or TVs. Let's continue to be good neighbours. Don't forget about your kitchen, laundry and bathroom exhaust fans. Turn them "OFF" by 11:00PM.

Additionally, remember that smoking anywhere on the property is prohibited. This includes balconies. Smoking in suites is only permitted for those who signed up to be "grandfathered" in 2018. There have been complaints regarding smoking marijuana which is totally prohibited anywhere, including in suites. If you smoke, please be a good neighbour!

Shredded Paper Recycling

This program redirected shredded paper to a local pet store to be used for animal bedding. As the pet store has moved to Newmarket we have ended the program. **Please put shredded paper in a compostable bag and deposit it into one of the green organic bins in the Disposal Room.** Shredded paper in plastic bags should be put in the garbage. **DO NOT PUT LOOSE SHREDDED PAPER INTO ANY BIN AS IT BLOWS ALL OVER THE PLACE WHEN THE BINS ARE DUMPED.** The pet store is grateful for our past contribution. Thank you to Eleanor Pyke and her helpers for running this program.

Speaking of bags and the Disposal Room, please remember that **plastic bags are NOT WELCOME anywhere EXCEPT in the regular garbage bins:** not in the green organic bins, not in the blue recycling bins and not in the brown cardboard bin.

Transition to Air Conditioning

The heat will be turned "OFF" on May 11th and the **air conditioning will be "ON" by May 14th**. Remember to turn your thermostat to the "OFF" position during the transition and to "COOL" once the AC is "ON". As always, we hope the weather cooperates!!!

Spring Cleaning Activities

The dates for a number of spring cleaning activities would normally be coming up soon but **some have been deferred until COVID-19 restrictions are eased**. Notices for activities that are proceeding will be emailed to those of you who have agreed to receive information electronically and also posted on the MaxTV screens in the elevators, Lobby and Mailroom:

- Spring Fan Coil Unit inspection and filter change was deferred
- Window cleaning will continue as weather permits
- Carpet cleaning is deferred
- Garage cleaning and flushing of the P1 and P2 drains is deferred

Other Deferred Items

- Repairing and painting the interior of the swimming pool is deferred until the fall or early in 2021
- Replacement of windows with broken seals is deferred as we do not want contractors entering suites unless for emergencies
- **Seasonal furniture and the BBQ will not be put outside and the tennis court will remain closed until COVID-19 restrictions are eased**

Recent Water Shut-Offs – an explanation:

The shut-off of the hot water on **Tuesday, March 17th** was necessary to facilitate an inspection of the interior of the hot water tank. The tank must be drained so that a service technician can climb inside it to complete the inspection. This is a regular service that must be done every 2 years. The next inspection will take place in March 2022.

The complete water shut-off on **Tuesday, March 31st** was necessary so that the horizontal sections of the drain pipes for the kitchen risers, that are located on the Lobby and P1 levels, could be thoroughly cleaned. Several recent leak repairs identified this as an urgent need as some pipes were severely restricted. If not cleared this could have caused a complete blockage and possible flooding as happened recently in one Locker Room.

The intermittent water shut-off on **Wednesday, April 15th** was scheduled so that the replacement of several cracked horizontal drain pipe sections that were discovered during the cleaning could be completed.

Annual Plan Updates

- Irrigation System start up - pending
- Landscape pruning and winter damage repairs – in progress
- Sump Pump Inspection – to be scheduled
- Spring Roof Inspection and Maintenance – to be scheduled
- Garage Ramp & Exterior Stairways Ice Melt Heat Turned Off - completed