

Board Talk

YRCC 616 - Observatory II
May 2020

33 Weldrick & Covid-19

A thank you to everyone as we live through social distancing in response to the covid-19 pandemic. A couple of notes and reminders on this:

- Visitors are not banned. However, per legal advice, we **do** recommend that all owners and residents continue to curtail visitors to their respective units to protect fellow residents.
- Social distancing is the responsibility of everyone.
- Masks help limit transmission and are recommended.

Facilities & Covid-19

With the arrival of warm weather, we have had several enquiries about the reopening of our common facilities: the pool, exercise room, and the BBQ. There are a couple of issues:

From **legal** perspective, under the Condo Act and the Occupiers' Liability Act, for liability purposes, the Corporation must take reasonable steps to prevent against foreseeable harm.

From a **staffing and expense** perspective, we are simply unable to maintain the level of extra sanitizing and cleaning of facilities currently mandated, or to police social distancing.

We will continue to review provincial and local guidelines, but for the foreseeable future our common facilities will remain closed for everyone's protection.

Plumbing & Covid-19

Recognizing that you can't always get them in times of pandemic, disposable wipes are still a threat to our plumbing. Nine out of ten products billed as flushable do not meet standards. Wipes can either wrap around and damage equipment or create sewer line blockages. They don't break down like toilet paper or human waste. They clog sewage systems. Please, be wise in disposing of wipes – put them in the garbage, not the green bin. Repairs and drain unblocking is expensive, disruptive and preventable.

Noise

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 – please turn them off by 11:00 PM.

Fan Coil Maintenance

Fan coil maintenance has been completed for all residents who did not opt out. If you did opt out, please be aware that maintenance **must be performed in the next cycle** to avoid heating problems in the fall and winter.

Smoking on the Property

Management and the Board continue to receive complaints of tobacco and marijuana smoke infiltrating suites through open windows. Please be reminded that since the 2018 changes to our Rules and Regulations, this is a **smoke-free** building. Smoking is **forbidden everywhere** on the property including balconies. The only exceptions are for residents grandfathered under the Rules and Regulations, and then **only inside** their suites.

The Corporation is legally bound to ensure compliance by all owners and residents. If complaints continue, the Corporation will have to inspect suites to determine who is smoking. Legal enforcement proceedings will be initiated against all non-compliant owners and residents and the costs will be charged back to the offending unit.

Domestic Hot and Cold Water

Following the replacement of domestic water riser shut-off valves in November 2019, it was found that the batch of valves suffered manufacturing defects. Three have failed causing minor flooding while necessitating emergency water shut-off while they were replaced. Our plumbing contractor has acknowledged the problem. The remaining 28 valves will be replaced, all 31 under warranty. **This will necessitate a full water shut-off on Thursday, June 4th from 9:00 AM to 5:00 PM. A separate notice will be emailed or delivered to your door.**

Air Conditioning

The air conditioning system is now operational. Please make sure your thermostat is set to "Cool."

Emergency Generator Testing & Elevators

As many of you know, our emergency generator is tested every month to ensure that it is available when required during power outages. The test usually starts at 2:00 PM on the last Tuesday of every month and lasts approximately 1-hour. Reminders are posted on the MaxTv screens.

At the start of the test all elevators will automatically return to the 1st floor and the doors will open and stay open. As soon as possible after the testing starts, Alex, our Superintendent, will put one elevator into service. The other two elevators will remain on the 1st floor with the doors open and barricaded until the test is completed. Elevator service will be slower during the test.

Annual Plan for May 2020

- Irrigation System start up - complete
- Spring Landscape pruning – completed
- Exterior Building Inspection – in progress
- Spring Roof Maintenance - completed
- Garage Ramp & Exterior Stairways Heat Turned Off - completed