

Board Talk

YRCC 616 - Observatory II

September 2020

AGM Update

Because of the impossibility of holding an in-person Annual General Meeting, the Board, with legal advice, has decided to postpone the meeting from its usual October date, and to hold it online. The date has now been set for Thursday, **January 28, 2021**, at 7:00 PM. The meeting will be moderated by *getQuorum*. Their web site (<https://www.getquorum.com/>) will give a sense of what to expect. Those of you without computer/internet access will be able to attend by telephone connection and participate to the extent possible in audio only. Owners should expect to receive the "Pre-notice and Call for Nominations to the Board" after December 29th and the final "Notice of Annual General Meeting" after January 11th, 2021.

COVID-19 and 33 Weldrick

York Region Covid-19 Health Regulations require that **face masks** or face coverings **must be worn** in condominium common areas. This includes P1 and P2 parking areas. The two metre (six foot) social distancing rule is always recommended.

Gazebo

As we write, a crew is hard at work on the roof of the gazebo at the back of the building under the semi-watchful eye of the exercise group. In recent years, some of the staples holding down the shingles have popped. The work entails securing shingles with new staples, replacing them as necessary, and staining the underside of the structure to improve its looks and durability.

Environmental Committee

The Board – on behalf of residents and owners – wishes to thank the Environmental Committee for the work they do to manage the hazardous waste not handled through our Disposal Room. The committee members are: Gayle Haring, Bruce Locke, Jim Lyle, Carol McCormick, Ali Nikouyan and Tim Paterson. They regularly take fluorescent and LED light bulbs and hazardous liquids to the recycling depot. Thank you.

Smoking

Smoking – whether tobacco or marijuana – is **a continuing problem**. Residents report suffering from smoke coming into their suites through their windows, likely from other residents smoking on their balconies. Smoking is prohibited everywhere on the property: the grounds, parking garages, above-ground parking spaces (including inside vehicles), in all common areas, inside suites (except those grandfathered), and **on exclusive use common areas**, i.e., **balconies** and patios. To ensure compliance the Corporation is taking steps to **identify** offenders. Legal action will be taken as offenders are identified.

Fan Coil Maintenance

Fan coil maintenance is scheduled for Tuesday, **September 29** through Friday, **October 2**. **If you opted out in the Spring, please be aware that maintenance must be performed in the current cycle to avoid heating problems.** A notice has been issued.

Start of Heating Season

The weather forecast for early October indicates daytime temperatures of about 15°C and night time temperatures of about 8°C. Accordingly – though as with other years and seasons we could be wrong – we’ve chosen the following cut-over dates: the air conditioning will be turned “**OFF**” on Monday, **October 5** and the heating will be turned “**ON**” on Friday, **October 9** following regular Fall maintenance and cut-over activities. Please remember to change your thermostats from “*Cool*” to “*Heat*” for full benefit.

Fall Carpet Cleaning

Hallway carpet cleaning will be undertaken Tuesday, **October 13 through** Friday, **October 16**. Please be careful as you transition from damp carpet to the marble flooring at the elevators.

Garage Cleaning

Our parking garage will be cleaned over three days: Wednesday, **October 7 through** Friday, **October 9**. The usual order is Visitor Parking, Parking Level One, followed by Parking Level Two. Please move your vehicle on the day your level will be cleaned so that the crew can do as good a job as possible. Visitor parking may be used for this purpose on a first come, first served basis the evening before your level is being cleaned. Please remind your visitors that parking will be limited on these three days. Notices will be issued.

Fall Window Cleaning

Fall window cleaning will take place this coming month contingent on contractors and weather. Notice will be given. As usual, if you desire privacy, keep your blinds drawn during the days they are working. Please remove your screens so crews can clean all windows. Remember you are responsible for the cleaning of balcony doors and windows.

Thanksgiving Food Drive

This October, we will again be collecting in support of our local foodbank. Because of the ongoing coronavirus pandemic we will not be asking for food items. Instead, we are asking for monetary gifts. If you would like to contribute, please write your cheque payable to “*Richmond Hill Community Foodbank*” and **deposit it in the mailbox** outside the Condo Office **by** Thursday, **October 8** so that we can get it to the foodbank in time for Thanksgiving. Cash is acceptable; cheques are preferred.

October Management Plan Activities

- Exterior Building Inspection (including Signs & Fences) – pending
- Irrigation Shut Down – pending
- Prune Landscaping – pending
- Fire Drill – scheduled for Wednesday, October 28th
- Fire System Inspection & Smoke/Heat Detector Testing – scheduled for October 19th to October 23rd – reminder notice will be issued
- Seasonal Furniture Removal, Tennis Court, Benches - pending