

Board Talk

YRCC 616 - Observatory II

May 2021

Smoking and Enforcement of Rules & Regulations

Management and the Board of Directors continue to receive complaints about, or find evidence of, smoking on the property. Some residents, and/or their guests, are:

- smoking on balconies;
- flicking cigarette butts off balconies;
- allowing cigarette ashes to blow off balconies onto other balconies;
- smoking marijuana in suites, on balconies and in P1 and P2.

Besides being inconsiderate and potentially dangerous behaviours, and in some cases against City of Richmond Hill bylaws, all of these activities are also **in violation** of the Corporation's **Rules & Regulations**, and **annoy, disturb, and offend** many residents.

To reiterate, the *Rules & Regulations* forbid smoking or vaping anywhere on the property including outdoors, on balconies, in common areas, in the parking garage, and in stairwells. Registered "grandfathered" smokers may smoke inside their suite. The *Rules and Regulations* forbid smoking marijuana anywhere without any exception.

The Board of Directors has a duty to enforce the *Rules & Regulations* and has already taken legal action against one offender who continued to smoke on their balcony. In this case, legal fees of approximately \$1,000 were charged to and paid by them.

The Board will **take similar action** against any other identified **offenders**.

Garage Washing

Underground garage washing takes place **June 1-3**. Notices have gone out. Please remove your vehicle on your scheduled cleaning day before 8 a.m. and **do not return it before 5 p.m.**

Garage Line Painting

Following cleaning, a contractor will be repainting the lines and directional arrows in all below and above-ground parking areas. This is scheduled for Monday, Tuesday and Wednesday, June 7-9. Vehicles must again be removed for this work to proceed efficiently. Owners not moving their vehicles do so at their own risk. A reminder notice will be issued before the painting.

Carpet Cleaning

Hall carpets are scheduled to be cleaned **June 7-10**.

Noise

With so many of us spending so much more time at home, it is unsurprising that we are more sensitive to noise. **Complaints continue**. Please keep household noise to a minimum, especially after 11 p.m. and remember to **turn exhaust fans off**. **Also, consider using headphones when computer gaming, listening to music or watching TV after 11 p.m.** Your neighbours will thank you!

Tennis Court & Shuffleboard

Following changes in pandemic regulations and completion of repairs to the playing surface, the tennis and shuffleboard courts have now reopened. Please remember to socially distance and wear face masks or covering when playing shuffleboard. Hand sanitizer is available around the court.

Storage in Parking Spots

Please be reminded that nothing may be stored in your parking spot on P1 or P2. The exception is bundle buggies which may be left in your spot temporarily while you are out shopping. Bundle buggies may not be left overnight and may not be left in the spot when your vehicle is also there. Items left in parking spots may be removed by the Corporation.

Bicycle Room

The Bicycle Room on P1 has been enlarged and can now accommodate another 8-10 bicycles. Your FOB will be programmed for access once you register your bicycle(s) with the Management Office. A tag to affix to your bicycle will be provided to you when you register.

Air Conditioning

The air conditioning is now operational. For full benefit, if you haven't already done so, please turn your thermostat to "COOL".

Plastic Bags & Waste Disposal

Plastic bags in the green composting and blue/cardboard recycling bins are considered contamination. Plastic bags, regardless of their contents, must go into the regular garbage bins. **Recycling does not need to be bagged.**

A reminder that the building accepts several waste streams in the Disposal/Recycling Room:

- compostables in compostable bags – put into the small green bins
- recyclables – per City of Richmond Hill guidelines, NO PLASTIC BAGS - put into the big blue bins
- regular garbage including anything in a plastic bag – put into the big garbage bins
- dead batteries – put into the bucket by the door
- cardboard, be sure to flatten all boxes – put into the cardboard bin
- hazardous liquids, including partially empty paint cans, and fluorescent light bulbs can be left in the workshop on P1 (empty paint cans can be put into the blue bins).

Annual Plan

- Irrigation System start up – complete
- Sump Pump Inspection – pending
- Garbage Chute Cleaning - pending
- Exterior Building Inspection – deferred
- P1, P2 & Exterior Catch basin & Drain Cleaning - pending
- Garage Ramp & Exterior Stairways Heat Turned Off - completed