

Board Talk

YRCC 616 - Observatory II

September 2021

Window Washing

Window washing is scheduled for the last week in September contingent on weather.

Carpet Cleaning

Carpet cleaning is scheduled for the week of Monday, October 4th.

Food Bank

We are again launching a Thanksgiving Food Drive in support of the Richmond Hill Community Foodbank. Please leave monetary gifts in the Management Office mail box from Monday, September 27th to Friday, October 8th. Cash is acceptable. Cheques should be made payable to *Richmond Hill Community Foodbank*.

Repair to Main Sewer Line

This work, that was scheduled to take place Thursday, September 23rd, was postponed at the last minute due to concerns that the rain expected that day would overflow our sump pump pits while the pumps were "OFF", potentially flooding the P2 Pump Room and adjacent areas. The work will be rescheduled for late October or early November when weather tends to be drier. A notice will go out when the new repair date has been decided. A reminder that this will be major and – as can be imagined – unpleasant work for those involved. It is therefore **absolutely essential that no resident flush anything at all down any drain.**

Power Outages

The Board has been in contact with Alectra Utilities, our electrical power supplier regarding recent power outages. This is their response:

"Alectra Utilities has had underground cable failures that have affected 33 Weldrick Road East in Richmond Hill and the surrounding area. These underground cables have been replaced which will provide much better reliability."

Alectra Utilities, Customer Outreach Representative

Air Conditioning

We are grateful to our Heating, Ventilation, and Air Conditioning contractor, Ambient Mechanical, for their responsiveness in getting our air conditioning system working again on September 21. A recently replaced control system computer board turned out to be one of a defective batch. The pandemic and supply chain issues indicated that a working unit might not be available for several months. Fortunately, Ambient were able to find an organization with the skills to repair it.

The switchover to heating will take place in October. A notice will go out. Until then, please keep your thermostat on "Cool".

Amenities & COVID-19

As previously advised, we have received approval from York Region Public Health, Community & Health Services to re-open the pool and whirlpool. **The opening date is Monday, October 4th, 2021.** Please refer to the notice that was delivered to your suite on September 14th if you require further information.

The Exercise Room will be re-opening at the same time. At that time, and until further notice, the pool, whirlpool and Exercise Room will be **OPEN TO RESIDENTS ONLY**. Non-resident visitors will not be allowed.

Guest suites are available for rent with some limitations. The tennis court, barbecue and pool patio lounges are available for use. Masks and social distancing (6 ft / 3 m) are still required. Hand sanitizer is available. The Party Room and Billiard Room remain closed.

The Board is willing to review proposals from groups for limited opening of the Card Room for specific functions. Proposals should be in writing and provide details of the nature of the function, the date and time, who broadly and how many are expected to attend, who is organizing the function, and how they propose to take responsibility for requirements for masking and social distancing.

Smoking & Enforcement

Management and the Board of Directors **continue to receive almost non-stop complaints about, or find evidence of, smoking in suites, on balconies and on the property.** Residents, and/or their guests or contractors, 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, in P1 and P2, and in stairwells.

These behaviours are **inconsiderate and potentially dangerous**, in some cases against City of Richmond Hill bylaws, and **annoy, disturb, and offend** many residents. All are **violations** of the Corporation's **Rules & Regulations**.

The *Rules & Regulations* forbid the smoking of tobacco anywhere on the property including outdoors, on balconies, in common areas, in the parking garage, and in stairwells. "Grandfathered" smokers may only smoke **inside** their suite.

Smoking marijuana is forbidden everywhere, including in suites, without exception.

The Board of Directors has a legal duty to enforce the *Rules & Regulations* and has already taken legal action against one offender who incurred legal fees of approximately \$1,000.

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