

# Board Talk

## YRCC 616 - Observatory II

### April 2022

#### **Budget & Fee Schedule for the 2022-2023 Fiscal Year**

The budget and fee schedule for our new fiscal year, starting May 1, was delivered to all owners at the beginning of April. If you have not received yours please contact the Management Office.

#### **Recent False Fire Alarms**

The two recent false fire alarms were caused by defective wiring to a corridor smoke detector. Our life safety contractor has identified the problem and will be completing repairs shortly. Additionally, the alarm on Monday, May 18<sup>th</sup> also caused a problem with the announcement system. This requires further investigation to determine the repairs required. We are unable to make announcements until the investigation and repair is completed.

#### **Air-Conditioning Start-Up**

Heat will be turned "OFF" on Monday, May 9<sup>th</sup> and the air-conditioning will be turned "ON" by Thursday, May 12<sup>th</sup>. Please remember to set your thermostats to "COOL".

#### **Exterior Spring Maintenance Update**

Dates for power washing the exterior patios and completing the tennis court repairs will be announced shortly.

#### **Plumbing Inspection Follow-Up**

Starting of the remedial work identified during the plumbing inspection has been further delayed. A schedule will be issued in a few weeks once personnel availability is confirmed. Initially, we will ensure that all main suite water shut-off valves are accessible and working so that suites can subsequently be individually isolated for further repairs. Notices will be issued as work is scheduled.

#### **Garage Cleaning, Window Cleaning & Corridor Carpet Cleaning**

**Garage cleaning** is scheduled to take place **Tuesday through Thursday, May 17, 18 and 19**. A notice will go out closer to the date. Please remove your vehicle on the day your parking level is to be cleaned. Neither the Corporation nor the contractor will be responsible for any damage to vehicles that are not removed.

**Window cleaning** is scheduled to start **Monday, May 16**, weather permitting.

**Carpet cleaning** will be completed **Tuesday through Thursday, May 31, June 1 and 2**. A reminder notice will be posted on MaxTv as we get closer to the date.

## **Food Bank Thank You**

The *Richmond Hill Community Foodbank* has expressed their thanks to residents who contributed to our Holiday Food Drive. The Board thanks Lois and Derek Kay for their management of the drive.

## **Amenities & COVID-19 UPDATE**

All our facilities are open. While the Province's mask mandate is no longer in effect, wearing a mask in the buildings common areas is still recommended.

The seven-day average of new COVID-19 infections per 100,000 in Ontario is trending slightly downwards from a sixth wave peak of 3,533 on April 15 and a post-Easter blip of 3,498 on April 27.

## **Building Security Update**

The random security guard patrols during the overnight hours are continuing. There have been no identified "trespassing" security breaches since this patrol was initiated.

## **Balcony Inspections**

Our structural engineers will be completing the balcony inspections that were deferred from last year in the next few weeks. A "Notice of Entry" to all suites with a balcony will be issued once the inspection dates are confirmed. You will not need to be home during the inspection as the engineers will be accompanied by security. The extent of work required will be determined once the inspections are completed.

## **Smoking & Enforcement**

A reminder that smoking anywhere on the property is in violation of the Corporation's *Rules & Regulations*, is in some cases a violation of City of Richmond Hill bylaws, and annoys, disturbs, and offends many residents. The exception is for "grandfathered" smokers who may only smoke **inside** their suites. **Smoking on balconies is prohibited.**

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

The Board of Directors has a legal duty to enforce the *Rules & Regulations* and will take legal action against offenders.

## **Annual Plan Updates for May**

- Broken Window Seal Inspection/Measurement/Quotations – continuing
- Seasonal Furniture Placement, Tennis Court, Benches - pending
- Replace Winterkill, Landscaping Improvement, Plant Flowers - pending