

Board Talk

YRCC 616 - Observatory II

May 2022

Windstorm

The windstorm of Saturday, May 21 knocked over a twenty-five foot blue spruce by our driveway. It was removed a few days later. The Board is in discussion with our landscaping contractor as to with what it will be replaced with: either another tree or some kind of bush. No other damage was sustained.

Building Security

Random security guard patrols during the overnight hours have ceased. The measure appears to have discouraged trespassers.

Hallway Carpet Cleaning

Hallway carpets will be cleaned **Tuesday, May 31 through Friday, June 3**. A notice has already gone out. Please note that carpet will remain damp for several hours after cleaning. Please therefore be especially careful when walking from damp carpet onto the marble floor at the elevators.

Window Cleaning

Window cleaning has begun and will be completed as weather conditions allow. Windows covered by screens will not be washed. Please remove your screens for fullest service.

Balcony Inspections

Balcony inspections will be scheduled for June or July and will take place over the course of a single day. A "Notice of Entry" will be sent out when the date has been set. You will not need to be home during the inspection as the engineers will be accompanied by security. Inspectors will look at the condition of concrete balcony floors and the integrity of posts securing balcony walls. Floor coverings may impede inspection. Decking that raises the height the balcony floor may mean that the effective balcony railing height may be less than that required by building codes. Owners will be advised of any issues. The extent of work required will be determined once the inspections are completed.

BBQ

After a couple of years of limited social gatherings, we are pleased to announce that we are planning to host a Barbecue. The date is **Thursday, September 21**. *Fire-it-Up* (<https://www.fireitupbbq.com/>) will do the cooking. Tickets will be \$10 per person. We hope for a sunny day. If it rains, the event will go ahead but we'll gather in the Party Room instead.

Plumbing Inspection Follow-Up

Manpower shortages continue to delay the start-up of remedial plumbing work identified during the inspection.

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 While the Province's mask mandate is no longer in effect, wearing a mask in the buildings common areas is still recommended.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 in Ontario has fallen below 1,000, a number not seen since a year ago.

Bulky Waste

A reminder that if you have bulky waste items: couches, mattresses, etc., these can be picked up by The City of Richmond Hill. Pick-ups are twice a month on **Mondays** and must be out for pickup **by 7:00AM**. Please make arrangements through the Management Office and make sure items are brought down on the service elevator before 5:00PM the previous Saturday.

Insurance

Most condominium insurance policies require that a vacant suite be checked regularly. Failure to do so could result in claims being denied by your insurance company. If you are going to be away, please check your policy and arrange for someone to check your suite as required by your policy. Please also ensure that you are insured for at least \$25,000 for water damage.

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 has recently taken legal action against an offender.

Annual Plan Updates for June

- Set AGM Date – complete, AGM scheduled for Thursday, October 20
- Door Paint Touch Up/Repaint Inspection – completed
- Sealed Window Unit Replacement - continuing
- Insurance Renewal - complete