

Board Talk

YRCC 616 - Observatory II

June 2022

Building Security

While random security guard patrols through April discovered no evidence of trespass, the measure has not entirely discouraged unwanted visitors. An incident occurred in June in which a woman gained entry to the building, locked herself for two hours in the women's washroom on the ground floor, and left behind a considerable mess and signs of drug use. In other incidents, people have defecated and urinated in inappropriate places in our building. Remains of meals have also been found. While we all have the greatest sympathy for the homeless, we do not want to have to deal with issues that arise when our building is used as a refuge.

The only people who should have access to our building are residents and owners, genuine and invited visitors, staff, and legitimate trades and delivery people.

Most unwanted visitors gain access by coat-tailing, following people through the main entrance. Some things residents can do that might prevent or reduce coat-tailing are:

- when entering or exiting, be aware of unwanted visitors loitering;
- as an alternative, use the door on the opposite side of the garage entrance ramp;
- when exiting, open the door manually rather than with the electric opener to reduce the time the door remains open;
- challenge anyone who appears to have no legitimate reason for access; and
- if challenged, please do not take it personally – it is not possible for every resident to know every other resident – but thank the challenger for their concern for the safety of the building's residents.

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 **Wednesday, September 21** starting at **6PM**. (NB. The date given in last month's Board Talk was incorrect.) *Fire-it-Up* (<https://www.fireitupbbq.com/>) will do the cooking. Tickets will be \$10 per person for a choice of burger, veggie burger, chicken breast, Italian sausage, or steak sandwich; and salad, chips, and assorted beverages, and cookies. We hope for a sunny day. If it rains, the event will go ahead but we'll gather in the Party Room instead.

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 While the Province's mask mandate is no longer in effect, wearing a mask in the building's common areas is still recommended. The seven-day daily average of new COVID-19 infections in Ontario has fallen below 700. The data are now only published weekly.

Plumbing Inspection Follow-Up

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

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 July

- Schedule Summer Fire Drill
- Annual Pool Deck Maintenance