

# **Board Talk**

## **YRCC 616 - Observatory II**

### **July 2022**

#### **Rogers Cable Television**

We are in the process of renegotiating our contract with Rogers, our cable television supplier. There are some options. Accordingly we expect to put out a survey among owners asking which of three options they would prefer. The options are:

- leave the service unchanged
- upgrade to Ignite
- upgrade to Ignite with included Internet access paid by the condo

There are pros and cons with each that the survey will explain. We look forward to your feedback.

#### **Building Security Update**

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.

We have had some push-back on “challenge” so here is some clarification: residents are not expected to act as building security. Do not interact with anyone who appears dangerous or unstable or in any situation that makes you uncomfortable. Otherwise, a challenge may simply be to say, “I don’t know you and by the rules of the building cannot let you in.”

## **BBQ**

A reminder that the Condominium will host a Barbecue towards the end of the summer and we hope to see a good turn-out from residents and owners. 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.

## **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 building's common areas is highly still recommended especially in view of the highly infectious BA.5 variant. Ontario's last reported 7-day average new infections number (July 23) is 1727, down from a mid-month 2178.

## **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.

## **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 August**

- Fall Roof Maintenance
- Diesel Generator Semi-Annual Load Test
- Fan Coil Fall / Winter Service & Inspection
- Suite Door Closer Inspection

*Board Talk* is published monthly by the Board of Directors