

## **Board Talk**

**April 2023**

### **Milk Bag Collection – An Environmental Project**

One of our residents has volunteered to take on the task of collecting milk bags – that’s the OUTER bag that contains the 3 sacks of milk. These bags are collected by many organizations whose workers cut and weave these bags into Bed Mats. The mats are then sent overseas or to islands (e.g., Haiti) – areas that have been devastated by natural disasters or war.

Why not support this worthwhile project that not only provides a mat for those who must sleep on the ground, but also prevents these bags from ending up in the landfill.

Get your kids, grandkids to save the milk bags.

On the first Friday of each month a box/bag will be in the mailroom to collect your milk bags. Please make sure that the bags are dry inside.

This is a great project to support. Let’s all continue to recycle all that we can.

*Peggy Paterson*

### **Clean Up Green Up**

A big thank you to everyone who came out and lent their help, muscle, and agility to the *Clean Up Green Up* project on Thursday and Saturday, April 27 and 29. The project was organised by the YRCC616 Environment Committee and supported by the City of Richmond Hill.

*Carol McCormick*

### **Garage Cleaning**

Garage cleaning is scheduled to take place Monday through Wednesday, May 29-31. 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**

Window cleaning is scheduled to start Monday, May 29, weather permitting.

### **Carpet Cleaning**

Carpet cleaning is being arranged for June. A reminder notice will be posted on MaxTV as we get closer to the date.

### **Parking in the Fire Route**

The loop in front of our main entrance is a fire route. It is against the law to park there. It is reasonable to pull up and stop briefly to pick up or set down passengers. It is not acceptable to leave a vehicle unattended. Such vehicles are liable to be ticketed or towed. Our parking control contractor and City of Richmond Hill bylaw officers will issue such tickets at need. Please inform your visitors and delivery people of this policy.

### **Thank You**

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

### **Thank You**

Thank you from the Board to the Members of the Environment Committee and the Hazardous Waste Volunteers: Carol McCormick, Ali Nikouyan, Tim Paterson, Eleanor Pyke, Gayle Haring, Bruce Locke, and Jim Lyle.

## Switch-Over to AC

Heating will be switched off on Friday, April 28. Cooling is expected to be operational on Monday, May 1. Please remember to set your thermostats for cooling. We appreciate your patience during the unexpected hot spell last month.

## Rules and Regulations Revision

The revision of the Rules and Regulations is almost complete. It remains for the Board of Directors to formally approve them after which they will be published. They become effective thirty days from the date of publication unless there are significant objections.

A Harassment Policy and a section on EV Charging have been added. Remaining changes are corrections, changes to service times, minor fee changes, clarification of smoking rules, and rules for pool and hot tub attire. There's also a provision for guest suite no cancellation no-show charges.

## Rule of the Month – Guest Suites

Guest suites may be booked by a resident no more than 3 months in advance. The charge is \$50 per night, per suite. b). Bookings may be cancelled without charge with 7 days notice. If not so cancelled, payments for suites may be refunded/waived for unused nights **after** the first night. c). A damage deposit of \$500 required. d). Maximum rental 14 consecutive nights. e). Book by completing the *Guest Suite Rental Agreement* and bringing it to the Management Office during regular Monday to Friday office hours. i). If a guest's vehicle will be parked in Visitor Parking overnight, the resident is responsible for registering the vehicle using the *EZ Permit* process. l). In the event that a guest suite has been vacated on a Saturday, it will not be available for Sunday rental.

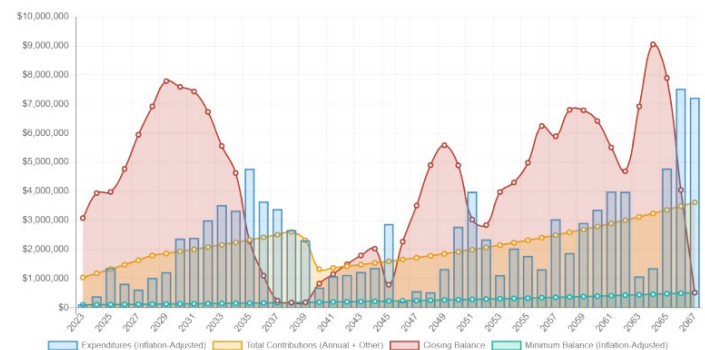
*Extracts from the revised Rules and Regulations, April 2023, Section 15. Guest Suites, Page 16.*

## Interim Staff

By now most residents will have met Sonya McKenna who is acting as our interim Property Manager. You may also have met Rebecca de Melo, a senior manager from Canlight, our Management Company, who is also helping out.

## Budget Update

By now residents have received the budget for the upcoming year with the increase to monthly fees. As mentioned, 70% of our budget is represented by utilities and funding the reserve necessary for future repairs. For both, the recent spike in inflation accounts for a step-up in costs that we assume will increase in the future at a more typical rate. All condominiums are experiencing the same step-up in costs. Ours just occurred now because of the necessity to update our reserve funding. For the remaining 30% of the budget, we take care to spend only when necessary and for the long term benefit of our building.



Reserve Fund projected balances against expected expenditures

## Annual Plan Items – May

- Landscaping, flower planting
- Irrigation start-up
- Garage Power Wash
- Carpet Cleaning – Spring
- Window Cleaning – Spring
- Follow-up with Auditor & schedule review meetings