

Board Talk

September 2023

Barbecue

This year's Fall Barbecue was a great success. We were blessed with fine weather and fine food for the evening. We had an excellent turnout including a few of our newer Residents. Chris Antipas, CEO of our new Management Company, joined us and spoke with a number of Residents and Owners. Our thanks go to our caterers, *Fire it Up*, and to Lois Kay who organized the event.

Management Company

360 Community Management Ltd takes over as our Management Company on Wednesday, November 1. Background work is in progress. Owners and Residents should expect to hear from 360 in the next few weeks. We expect the transition to be quite smooth.

Rules and Regulations

The revised *Rules and Regulations* and the new *Workplace Violence, Harassment and Discrimination: Prevention Policy and Procedure* were published September 5 and come into full force October 5.

AGM

Due to continuing delays between our Auditors and Management, we still have no date for our Annual General Meeting. Look for updates!

HVAC Cut-over

Cooling will shut down on Monday, October 16 and heating will be turned on by the Friday. Please remember to set thermostats to 'Heat'.

Window Washing

Window washing has been scheduled for the week of Monday, October 16 weather permitting. Please remove screens to enable the contractors to do a complete job.

Thanksgiving Food Drive

The Food Bank needs help but prefers monetary donations so that it can buy what it needs. Please make your cheque payable to *Richmond Hill Food Bank* and drop it in the Management Office mailbox. Cash in an envelope is also acceptable. The last day for donations is Thursday, October 5. Donations will be delivered to the food bank by Lois & Derek Kay.

Bridge

The *Friendly Bridge Group* continues to meet Mondays at 1:30 p.m. in the Card Room. Instruction and discussion is available for those wanting to learn or improve their game. We've decided to contribute a dollar each, each week we play towards a Christmas Bridge party.

Board and Card Games

Everyone is welcome to join the fun every Wednesday afternoon at 2:00 p.m.

Pill Bottles and Milk Bags

A huge thank you to all who have been participating in this program. Please remember: Only **clear, empty, unlabelled** prescription pill bottles **with caps** can be accepted; outer milk bags **only**, and they must be **dry inside**.

Peggy Paterson

Driving in the Parking Garage

As a follow-up to last month's request for courtesy, awareness, and common sense while navigating our underground parking, we'd add please observe one-way directions. Some drivers have been surprised to encounter cars coming at them head-on. Don't take shortcuts. Also, again:

Slow down! Watch for pedestrians!

The Library

Residents will have notice that, apart from rugs, the Library is looking just as good as it did before the disastrous flood of a few Fridays ago. This is due in large part to Alba's efforts. She personally cleaned every single book on the shelves and every single pebble in the rockery. **Thank you Alba.**

To avoid another such flood, the Board has asked our plumbers to flush and clean all of our waste pipes.

Allowing Strangers into the Building

While our hearts may lead us to let into the building strangers in apparent need, our heads should warn against this. When this happens there is always a mess left behind. Such mess must be cleaned up by our staff and the cost of this eventually falls on Owners. It is also a potential security risk for all Residents. Please avoid such situations if necessary by using the dog run door on the other side of the main garage ramp.

Exceptional Garbage

Held over because of continued infractions.

If you have bulky items requiring disposal, please contact the Management Office who will make arrangements with the City of Richmond Hill for pickup. These pickups are twice a month on fixed days. Such items **must not** be put out at any other time.

All exceptional garbage resulting from for example: renovations, replacement of major appliances, spring cleaning, or estate clear-outs, is the responsibility of the Owner/Resident who **must** arrange for its disposal with his renovation contractor, the major appliance supplier, or a junk disposal contractor.

When such garbage is left in the Disposal Room, it will be removed and the cost of removal **charged back** to the owner/resident.

Recyclable Cardboard

Held over because of continued infractions.

On several recent occasions, the brown bin for clean cardboard in the disposal room has been found overflowing. Flattening boxes reduces their volume by almost 95%, enormously increases the bin's capacity, and saves work for our superintendent. Please:

Flatten or break down your boxes!

Otherwise you are literally throwing away empty space.

Board Meeting

The Corporation's September Board Meeting took place on the 27th. Among other business, a financial update and a report from Management were received, and the Banking Agreement between the Corporation, 360 Community, and Scotiabank was approved. As always, the Minutes of the Meeting will be available in due course.

Management Plan for October

- Cutover from cooling to heating
- Irrigation shutdown
- Prune Landscaping
- Chemical flush & drain closed-loop HVAC system
- Seasonal furniture removal: tennis court, benches
- Schedule Fall fire drill
- Inspect visible drain pipes in P1, P2 & Locker Rooms

October Board Talk

The next *Board Talk* may be a bit delayed as the principal writer will be away at the end of the month.