

NEWSLETTER

Y.C.C. #529 – 212 St. George Street

November 2016

Autumn is upon us. The air is crisp; the leaves are colourful; we've recovered from our Thanksgiving feasting; and the little ghosts and superheroes have finished trick or treating. Here's what going on at 212 St. George.

OLD HOUSE RESTORATION - - The brickwork has been completed and the windows have been installed. The contractor will look into removing the red colouring on the front walkway that was a result from work done several years ago and was a topic of conversation at the last AGM.

CONDOMINIUM COMMUNICATION · · As requested, the Board outlined a communication policy clarifying communication between residents, owners, Northcan Property Management and York Condo Corporation #529. The policy was distributed to unit residents, will be sent to owners who do not live in the building, and will be posted to the website. Our shared goal continues to be maintaining a happy, well-functioning, attractive, and safe home for all.

CORRIDORS · · With the winter season approaching, it is tempting to leave boots out in the corridor outside your unit. Please remember to keep all your personal belongings in your unit to keep the hallways clear. Please be reminded that it is against fire regulations to leave items in the hallway.

ENTERPHONE · · The new enterphone has been installed in the lobby. This updated system works with cell phones as well as land lines. If you have not already done so, please contact Northcan Property Management at 905-669-8850 to provide the phone number(s) you would like to use with the new entry system. Please note that your buzzer code has changed. In addition, after the new enterphone is installed, we will mount a pinboard for people to leave notes for couriers and parcel delivery. This will help keep our entry area neat and tidy.

ELECTRICITY · · As you've been hearing in the news, the cost of electricity has been skyrocketing. This is the most significant common element expense we have to manage in our building. The Board has been investigating ways of increasing energy efficiency in common areas such as the parking garage and hallways. A small example is the new light switch in the laundry room which is activated by increments of time and can be turned off easily when leaving.

Electricity costs are lowest during "off-peak" hours: weekends, statutory holidays and 7 p.m. to 7 a.m. on weekdays. Consider running your high demand appliances during these times. You may also want to consider turning your heat down a degree or two when leaving your unit for the day. For other conservation ideas, visit <http://www.torontohydro.com>.

SAVE THE DATE · · The holiday season will be upon us before we know it. Please join us for our annual seasonal get together in the lobby on Tuesday, December 13th from 6:30 – 8:00. Enjoy a glass of cheer, light refreshments and a chance to mix and mingle with your neighbours.

WEBSITE · · Check out our website at www.212stgeorge.ca

Warmest Regards,
Almut Vogel
On behalf of the Board