

# NEWSLETTER

Y.C.C. #529 – 212 St. George Street

April 2019

Spring has sprung! The days are getting longer. The ice and snow have melted. People have more pep in their step. Here's what's going on at 212 St. George.

**Laundry** · · After a long wait, all the laundry machines are now up and running. We thank all residents for their tremendous patience while we waited for the necessary parts to repair the final machine. We believe we have also determined why the left hand dryer on the north wall appeared to be underpowered. We discovered that the dryer was getting pushed back into the venting hose and partially blocking it. A block wedge will be placed behind the dryer to prevent this from happening in the future which we hope will restore the dryer to full heat capacity.

**Reserve Fund Projects** · · It's going to be a busy summer in our 212 St. George community. We have many reserve fund projects planned for this year. For those of you who may not remember, the reserve fund study is a legally required document which must be updated every 3 years. In the reserve fund study, engineers provide a comprehensive list of all the common elements in the building, an estimate of how long each element is expected to last, an estimate of the cost to repair or replace the element, and recommendations about when that repair or replacement should occur.

There are many projects slated for this year including repair of balconies on the south side, replacement of the garage floor membrane, replacement of the fire panel, and replacement of the hot water heater.

Notices and information will be sent out when start dates are finalized for the projects directly impacting on residents

**Lighting Retrofit** · · The Board is continuing its work on the commitment to reducing common element electricity costs. We are moving forward with our plans to change all common element light fixtures to LED to reduce electricity consumption.

**WEBSITE** · · Check out our website at [www.212stgeorge.ca](http://www.212stgeorge.ca)

The Board wishes everyone the best for a healthy, happy spring.

Warmest Regards,

*Almut Vogel*

On behalf of the Board