

Dec. 15, 2011

YORK CONDOMINIUM CORPORATION NO. 8

16A – 9 Kendleton Drive, Toronto, ON, M9V 1T6

Dear Home Owners:

This letter is included with the annual budget for YCC# 8 in an effort to inform you of the changes happening in our complex.

Unfortunately, due to rising costs the Board of Directors has had to come to the difficult decision of raising maintenance fees. Please see the increases as outlined in the unit breakdown for individual homes. These increases amount to approximately 3.5% on the current maintenance fees.

On review of YCC# 8's expenses for the year, I have noted increases in preventable expenditures. I will attempt to outline them individually to give you, the home owner, a comprehensible outlook on the financial health of our complex.

Water and Sewer

<u>2010</u>	<u>2011</u>	<u>2012 ESTIMATE</u>
\$243,300.00	\$271,365.00	\$282,000.00

As you can see, there has been a significant increase in our water usage. In March of this year, Toronto City Council approved a 10.8% increase to the Water and Sewer charges. Toronto City Council also further approved an increase of about 9% for 2012.

Now let me put these numbers into perspective for you: our water charges are more than our homes are selling for. Our estimate for 2012 is based on applying discounts that our complex is given and home owners being more conservative in their water usage.

At this point, I am asking, that as responsible home owners, we conserve water by immediately fixing leaky taps (it's pennies for a new washer), fixing toilets that constantly run (about \$10.00 to replace a flapper ball), and not watering the grass for no more than 10 minutes and not watering when it's raining. I ask that everyone be aware of actions that waste our precious natural resource. If you need more information on conserving water, you can visit www.Toronto.ca or contact me at the e-mail address below.

Garbage Disposal

While I do not have actual amounts at this time, it has been approximated at \$5000.00 for the year. Management has to order a bin (approximately \$500.00 per bin) and then pay to have the garbage collected and put into the bin (approximately \$300.00 per clean up). This is not budgeted for; it is preventable and is a waste of our hard earned money.

Too many residents dispose of their garbage by leaving it in common element areas. The most notable areas are at the corner of Unit# 194/210, opposite Unit# 33 in the large open area and opposite Unit# 7, next to the storage shed. There are several other places where garbage is left. I ask that we keep our

complex clean and tidy at all times. This not only makes our homes aesthetically pleasing but it will help manage the population of cockroaches, rats, raccoons and squirrels since they will not be able to easily access food or make a nest. I'd like to say that there has also been an increase in Pest Control charges. For 2011, YCC# 8 spent \$7400.00 for various pest problems.

Our complex arranged a few years ago for all garbage to be picked up when left on the driveway on garbage day. It will not be picked up if left anywhere else. If you have large items to dispose of (appliances, beds, etc), you can contact 311 to make arrangements to have them picked up.

As a whole, behaviour that does not reflect responsible, clean and tidy residents is not very appealing nor does it reflect well on YCC# 8. We ask that should you witness residents dumping around the premises that you report it to the Management Company. Offenders will be charged for clean-up and or be ticketed by the city which can be up to a \$500.00 fine. Our complex should be treated with respect and be a source of pride. It should also be a great place to live and raise a family. Don't you agree?

Annual General Meeting

According to the Condo Act, we must have a meeting of home owners to inform them about the complex's financial status and to answer questions and concerns from residents. For 2011, the Board of Directors, Management and the Court Administrator, attempted to hold this mandatory meeting. This meeting was held twice. Unfortunately, residents were unwilling or unable to attend. At the first AGM, in June, only 45 residents attended out of 296. This resulted in a cancellation as we need a minimum of 74 home owners or 25% present to have a quorum. All of which was for nothing as no headway could be made.

A second meeting was held in August and again only 58 home owners attended. A quorum was reached but only because the Board of Directors dedicated their time to visit with residents and secure 33 proxies. Needless to say, this cost the complex the preparation and mailing of the AGM package, the hall rentals, security, the Court Administrator and the auditor which added up to almost \$3500.00 (both meetings). In my opinion, this is a very poor reflection on this complex. I would have thought that residents would be more aggressive in wanting to know where their hard earned money is being spent and what progress has been made. On a personal note, I hope to see more of you at the AGM meeting in the summer of 2012. So far I have talked about preventable expenditures, now I'm going to talk about increasing expenditures.

Insurance

<u>2010</u>	<u>2011</u>	<u>2012 ESTIMATE</u>
\$50,500.00	\$63,630.00	\$82,000.00

Earlier this year, an appraisal was done to ensure our complex is sufficiently insured for rebuilding from fire, flooding, sewer backup, liability, etc. This appraisal was done in accordance with the Condo Act as the complex must have adequate insurance coverage at all times. The appraisal was estimated at \$53 million which is the value of our entire complex. Our insurance coverage was only \$39 million. That is why there is quite an increase in our insurance premium. Our Management Company is trying to negotiate a lower premium but this amount is what it is estimated (\$82,000, which is about \$277.00 per year for each unit. This is actually an excellent premium as most houses that are not part of a condo complex cost about \$500.00+ per year). There isn't much we can do about this amount as not many insurers insure such a huge complex.

Management Fees

As per our Management Company's contract, a 3% increase has been added for the new year. On the other hand, there are no increases in the cable services and grounds keeping. Other expenses occurring in the budget are increased slightly but will be assessed on a case by case basis.

My fellow home owners, as you can see, our complex is on its way to getting back on its feet. However, this can only be achieved with your help through conservation of water, reporting of garbage dumping around our complex, attending the AGM and paying of your maintenance fees. It will take time to bring this complex back to a respectable state but it is the priority of the new board to eliminate wasted spending and to ensure proper accounting for all monies spent. As Vice President and Treasurer, you have my word on that. I must take this opportunity however, to inform you that if we do not see a significant improvement in the preventable expenditures, our complex is looking at a substantial increase of about **10% to 15%** in maintenance fees for 2013.

If you have any questions regarding the budget, I encourage you to contact me at: sean.ycc8board@gmail.com or drop me a note at the Office. As part of our effort to keep you informed of what's happening in our complex, we have started work on our very own website. It will cost YCC# 8 approximately \$50.00 per year for the domain name and hosting. YCC#8 will not pay any other fees to build and maintain the site as the website developer will be compensated through advertising income. If any home owner has any concerns, suggestion or feedback in regards to the website you can email the board at info@ycc8.org by December 23rd. All information will be reviewed by board members, updated and posted continuously. The site will be active at the end of January 2012. You can visit the site at www.ycc8.org.

Thank you for your time.

Regards,



Sean Singh

Vice President and Treasurer

Other Contacts:

S.R Wise Management: srwise@sympatico.ca or Tel: 905-891-2454

Board of Directors: info@ycc8.org (General email. All board members will receive your email)