



# *The Meridian at CentrepoinTE*

Monthly Newsletter  
August 30, 2021

**BOARD OF DIRECTORS**  
Yvonne Gillies (President)  
Russell Pchajek (V P)  
Bill Blackstone (Treasurer)  
Helen Cheng (Director)  
Ron Webb (Director)

**President's Message:** Yvonne has recently had a knee replaced. During her recuperation, Russell has stepped forward, for which Yvonne and the Board are very grateful.

**Property Management:** As has been mentioned in past newsletters, we need to replace the gas lines to the make-up air units on the roof. That time has come. The existing gas lines were installed when the building was built but do not meet code. The Board is working on how best to keep owners informed about this.

**Water Leaks:** 1 Meridian has had two water leaks, one residential and one in the hallway. The residential one was caused by a faulty toilet seal. The lesson to be learned here is that it is a good idea to examine the ceiling in our bathrooms and elsewhere for signs of water damage from above. The hallway leak has, we hope, been fixed. We are keeping the ceiling open, though, because the gas line replacement will need access there.

**Windows and Doors:** Replacement of doors and windows following smoke and water damage caused by the fire continues. The contractor is extremely busy and needs access to the units affected. If residents are not available, a Board member has volunteered to remain in the unit while the work is being done.

**Fire Safety Systems:** Tremblay Fire Solutions has replaced the expired smoke detectors and will bill residents directly for the equipment they installed.

**Retaining Walls:** We are getting a quote for this work. If residents want a step installed, they will have to pay for it themselves. Some of the work will be done this year; the rest will be done next year.

**Backflow Prevention Project:** This work has started, but it cannot be completed until Tremblay Fire Solutions can schedule a time to shut off the water to the building. Residents will be given advance notice of the shut-off.

**Office hours:** Anna's office hours have changed again. She will work in our office on Monday and Wednesday mornings 8 – 12. One of those days may be staffed by Anna's assistant, who is as yet unnamed.

**Garage Door:** The receiver on the door has been replaced and there have been no problems about the door opening when an A/B remote is used.

**Damage to Stairwell Walls:** There is damage to the stairwell wall of 3 Meridian, made by people moving furniture on that staircase. Those stairwells are too narrow to use for moving furniture. They are no larger than the elevator, which is 86" high. Please be careful of our common areas.

**Landscaping:** Many of you have noticed the poor condition of some of the grass on the patio. The very hot weather has given an opportunity for chinch bugs to invade and eat the grass. We are looking for ways to eradicate them. We have had 'expert' opinion from more than one source, but so far we don't have a solution.



**Next Board Meeting:  
September 22, 2021**

**Office Manager: Anna Opara  
Anna's Work Phone: 613-722-1232 x 211**