

# tiptoplofts

TIPTOPTIMES Summer Issue

August 2015

## The TIP TOP Tailor Sign Lighting Celebration a Success

Last December, the Tip Top Tailors building lit up the sky and reclaimed its special place on the Toronto skyline. After being dark for the past 10 years, the famous red sign which sits atop the east, west and north facades of the building came to life via a newly refurbished LED-lit sign that boldly spelled out the Tip Top Tailors name once again.

An exciting and action packed sign lighting event was held for all residents to celebrate this special initiative. More than 100 residents and VIP's from the community including Joe Cressy, City Councillor Ward 20; Don Loucks, Heritage Toronto Board Member, Architect and Heritage Planner; Perry Brown, Executive, Pattison Sign Group and our Board of Directors all came together as we flicked the switch to mark this momentous occasion. It was a great community celebration. Check out the pics...



### We Need You!

*The Communications Committee is looking for additional members. We're a small but mighty group that needs a few happy people who have digital design/desktop publishing skills, budding bloggers and journalists who have a penchant for juggling a to-do list and will enjoy working on communications to keep owners and residents connected on life here at Tip Top. There's also the Green Committee, the Social Committee and others yet to be launched that need interested parties. Please submit your name to:*

[tscciptoplofts@rogers.com](mailto:tscciptoplofts@rogers.com)

### In This Issue

- Tip Top Sign Lighting (1)
- Party Room Update (2)
- Recent Upgrades (2)
- Meet Mike Grecu (3)
- Tip Top In The News (4)
- Keeping Our Hood Good (4)

Photos from the Sign Lighting Ceremony

## Recent Upgrades to Our Building

**Fences along the east side of the building:** As of the end of 2014, the east and north-west sides of the building now has a sturdy but elegant, black metal fence to maintain the beauty and integrity of our outdoor spaces. As such, we encourage all pet owners to take their animals to the designated dog parks in the area to keep our grass looking healthy.

**Completion of the Window Wall Sealant Project - Phase One:** Thanks to all residents for your cooperation and patience. The first phase of the window wall sealant repair project was completed in the early part of 2015. We apologize for the extended time this took. Due to the significant and prolonged inclement weather, it turned out to be a much longer project than anticipated by anyone. The final work completed looks great and we've had no complain about the workmanship or any leaks.

**Lobby intercom system:** The old intercom system has now been replaced and we trust you and your guests have noticed an improvement in the overall operation of announcing visitors to your suite and connecting guests to residents.

**Elevator Update:** The floors of all the elevators have been upgraded and replaced by high-quality tiles to give a much more premium look. A mat for the moving elevator has been ordered to ensure protection of our beautiful new tiles. We hope you like them!

**New Equipment in the Gym:** The older universal equipment that has been causing the corporation headaches due to breakdowns and aging parts has been replaced by new equipment. The new equipment includes a "dip" machine, new "back and lat pull down" machine, and a "variable incline" press machine. These machines are fantastic and if you haven't been down to use them, please do so – your body will thank you!

**Auto Open Parking Level Entry Doors:** In response to numerous requests to make it easier for residents to enter the building from the P1 parking level, we have added door actuators to all four(4) doors. Now when you use your key fob to enter the building, both doors are sequenced to open and close automatically. Also, when you are looking to exist, these doors are opened automatically by pressing the big solver button by the door. This is a wonderful and very helpful addition to anyone who is carrying groceries, babies, etc.

**Outside Flower Beds:** Over the years the original landscaping, while beautiful, started to look worn and dead in some places. In keeping up with the "let's make our home beautiful" agenda, the Board revitalized four of our outdoor green spaces: 1) under the trees in the front of the building, we had the dead flowers removed and replaced with new ones, 2) the flower beds in the front of the building on the west side of the main entrance stairs, were totally cleaned out and the old grasses were replaced with a wonderful collection of bushes and flowering plants. These will look wonderful when they fill in, 3) the flowerbed by the glass wall in the front of the building by the loading ramp was totally cleaned out and replaced by very nice fir trees and other bushes, and 4) the 2nd floor garden was cleaned and enhanced with some new flowers. Please take an opportunity to walk around and see these wonderful updates.

## Never to Late to Say THANK YOU to the TIP TOP Residents...

### Holiday Happiness thanks to the TIP TOP Toy Drive

Many thanks to all residents who donated toys, clothing, and other gifts to our neighbours at the Harbourfront Community Centre during our first annual Holiday Toy Drive for Kids. Your contributions helped to make the holidays a little happier for more than 100 families, seniors and adults in need registered with HFCC. The staff and volunteers were very grateful for your donations.

## Party Room Update

As requested at the AGM last February, the Party Room Renovation survey was re-posted due to significant interest from many residents who wanted to be part of this exciting project. Thanks to all of you who participated in the initial and the second party room renovation survey by providing input.

The second survey was closed on July 31st. The Board will be reviewing the data and will present an update to you all by posting the results on our new website at:

[www.tiptoploftstoronto.ca](http://www.tiptoploftstoronto.ca)

Decisions to maximize the enhancement of the party room will be presented within the next few months. Stay tuned for more details.

## We Hear You!

We've heard some great ideas from a few residents, and encourage you to submit your thoughts and ideas for special events and TTL community initiatives for exploration to the Board.

Please email Mike Grecu, Property Manager at:

[tscotiptoplofts@rogers.com](mailto:tscotiptoplofts@rogers.com)

and he'll get the ideas tabled. Keep 'em coming!



**Mike Grecu, at your service**

## Meet Mike Grecu, Senior Property Manager at TIP TOP, Brookfield

Mike Grecu has been a part of the Tip Top family for the past 6 years. He achieved his designation as a Registered Condominium Manager (RCM) in 2006 and is now a Senior Property Manager with Brookfield.

Mike enjoys his role here and believes that the Tip Top Tailor building is one of the most emblematic in Toronto.

**Why do you like your job?:** Being a part of the Tip Top Community brings me great joy as I like to help our residents by attending to their needs and having them trust me as the person who is responsible for the wellbeing of their families, homes and assets.

**What are your three favourite foods?** Cabbage Rolls, Hungarian Goulash Stew, Viennese Schnitzel

**What do you like to do in your spare time?** I love to play soccer and volleyball. I love Mother Nature and I do not miss an opportunity to spend time outdoors.

**Blue Jays or TFC or Maple Leafs or Raptors?** I am a soccer fan (and a former semi-amateur player) so Toronto FC is my favorite one.

**I love Toronto because...** Toronto is an awesome city loaded with cafes, a great local music scene, an artsy vibe, many events & community festivals, and very distinct neighbourhoods that have charm and character. I also love the fact that Toronto has a large immigrant population with distinctive differences yet we all manage to live harmoniously together and maintain our uniqueness.



# Keeping our Hood “Good”

Let’s remember we all need to be respectful of our neighbours and our environment. We want TIP TOP to have a reputation for having a considerate community that works, lives and plays together in harmony.

- 1) Gym etiquette:** We ask that you please put away all of your weights and wipe down equipment and mats once your workout is completed. Music should not be played loudly in the gym as it disturbs fellow neighbours.
  
- 2) Noise:** Over the last while, we have received numerous noise complaints from residents in the building regarding noise emanating from other units from loud stereos and televisions and late parties. We would like to remind everyone to please be respectful of your neighbours and keep the noise to a minimum. Excessive noise must stop by 11pm.
  
- 3) Parking Spots:** Residents are not allowed to keep any materials (such as hockey equipment, boxes etc.) in their parking spots. Parking spots are for approved motorcycles and cars only. Bikes must be properly fastened on approved bike racks.

# TIP TOP “In The News”

In a recent BlogTO posting, Tip Top Lofts was named one of the TOP 10 Toronto buildings from the last 15 years, check it out: [http://www.blogto.com/city/2015/01/the\\_top\\_10\\_toronto\\_buildings\\_from\\_the\\_last\\_15\\_years/](http://www.blogto.com/city/2015/01/the_top_10_toronto_buildings_from_the_last_15_years/)

# TIP TOP On TV

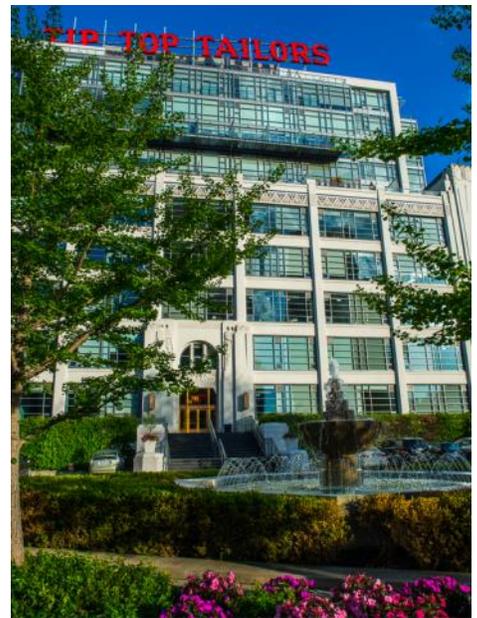
Recently, a local TV station showed a 30 minute special on the top 10 buildings in Toronto that were reclaimed or renovated. We’re happy to say that TIP TOP made it onto this very special list. You should be very proud of your building and the great things that were said about it in the video. They stated that Tip Top is a rare gem and an iconic landmark on the waterfront. We will post the video on our new web site as soon as we receive a copy of it. Please stay tuned.

## We Need Your E-mail Addresses

To eliminate printing costs and wasted paper, please help us build our email distribution list and send your address to:

[tsctiptoplofts@rogers.com](mailto:tsctiptoplofts@rogers.com)

with the subject: **SEND ME NEWS & UPDATES**



**Thank You**