

HCC #81 - Upper Middle Place

Located at 2055 Upper Middle Road in Burlington, Ontario, our residents have an unobstructed, million-dollar view of the Escarpment, the Toronto skyline, including the CN Tower, or the City of Burlington and Lake Ontario.

This sixteen-floor building is over forty years old, has recently been refurbished inside, and the outside brick has been covered with EIFS cladding. Suites are appealing because of the large square footage and the eight-foot ceilings. Most of the suites are owner-occupied, but a few are leased. There are a total of 150 units, ten suites on each floor, ranging from one bedroom plus a den, two bedrooms plus a den, and three bedrooms, all with in-suite laundry facilities and a balcony. Each suite has an electronic fire alarm warning unit and a central communication centre,



and the building was recently equipped with fibre optics for improved television and Internet reception.

Our condominium is managed by a volunteer seven-person Board of Directors with the assistance of our Property Manager, Michelle Joy of Wilson Blanchard. A building of this age and with a

diverse demographic such as ours presents many challenges. Two of the more recent challenges have been the discovery of asbestos in some of the original building products used in construction, and the recladding of the building due to the breakdown of the outer brick, which was causing leakage through the walls.



Main Lobby

It was necessary to get our professional engineering firm involved in the asbestos issue, and after a study and investigation of a sampling of units, a policy was written for all owners to adhere to when doing renovations in their units, after approval of The Board of Directors.

All residents are looking forward to the cladding project being completed by mid summer leaving the property construction zone-free until the next project gets underway. And there is always something that needs to be improved or rebuilt! HCC81 is fortunate to have a

healthy Reserve Fund, and therefore, the upcoming projects, i.e., underground parking garage repairs, replacement of the retaining wall along the right front of the property, landscaping improvements, etc., will be accomplished and managed according to priority and with available funds in line with our Reserve Fund Study.

Upper Middle Place has many unique features, including a large lounge and

lobby, a well-stocked library containing books, CDs, movies, and the morning newspapers. There is a billiards room with an active group of men and women players; a fully furnished guest suite complete with 2-piece bathroom; a card room equipped with a large TV where movies are played every other Thursday evening; and separate Men's and Women's exercise rooms with sauna rooms. A workshop, fully equipped with

Our Condo has it all! ...



Library



Pool Room



Craft Room



Fully equipped Workshop room

power saws, lathes, drills, and hand tools, and a craft room with up-to-date sewing machines and a knitting machine are well-used amenities. A party room that will accommodate a hundred guests with a fully equipped kitchen is used for many social activities and is available for residents' private parties, too.

The mixture of young and old residents, some of whom date back to when the building was first built, creates a friendly atmosphere and feeling of community. Our Welcome Hostess calls on new residents, providing them with information about their new community, shows them where their water shut-offs are, and answers any questions they may have about their new home.

Residents are fortunate to have two drug stores, two restaurants, convenience stores, dry cleaners, hairdressers, banks, a major grocery store, flower shop, pizza shops, a veterinarian, doctors and dentists, and a Tim Horton's all within a short walk of the building.

Our husband-and-wife team of Superintendents and our Relief Superintendent keep the common elements looking great and deal with the many contractors providing services to us in an efficient, professional, and timely manner.

Social gatherings for residents are held regularly, such as bridge and euchre, and we have a walking club and a knitting group. Volunteers help with various functions, such as our Annual Wine and Cheese Party, regular potluck dinners, Soup and Bun lunch, and Friendly Fridays.

The building is surrounded with well maintained lawns, flower beds, trees and walkways, and we have a huge inground swimming pool, tennis/Pickleball courts, a barbecue area, and a car wash area. Underground parking is provided for the residents and there is plenty of outdoor guest parking.

What more can we ask for...we have it all! 



Card Room



Beautiful grounds