

CARLETON SQUARE

News & Views

APRIL 2021

Happy Spring!

“In the spring, I have counted 136 different kinds of weather inside of 24 hours.”—Mark Twain
(Did he live in Ottawa too!?)

Aside from the erratic weather, we hope you are all well and looking forward to warmer days and blooming flowers!

IMPORTANT NOTICE:

This newsletter is going electronic

To have greener operations and to save money in printing and mailing costs, this information newsletter will be in electronic format for all future issues. This is the last one you will receive in paper and it has been delivered to include the electronic information form that you **must fill in to be added to the email list** (only if you are not already receiving electronic communications). The form is on the last page of this newsletter and can be photographed/scanned and emailed to the Property Manager: Norean Harris norean@pmamanagement.com or dropped off at the Administration Building at 515 Orkney.

Your email address will be kept confidential and will not be shared.

We will also make a limited number of paper copies available for pick up at the Administration Building at 515 Orkney: A new mailbox will be attached beside the community bulletin board on the garbage shed in May.

We are aiming to publish a newsletter every two months on the 15th of the month.

If you do not have access to the internet, have a mobility restriction, or other reason, please contact the Property Manager: Norean Harris norean@pmamanagement.com (613-742-5778 ext. 234), or email carletonsquare38@gmail.com and we will discuss options.

If you are a renter and want to receive the newsletter, please email carletonsquare38@gmail.com and *do not* fill out the form for owners.

Important COVID-19 information

Ontario enacts provincial emergency and stay-at-home order

Effective Thursday, April 8, 2021 at 12:01 a.m., the government issued a province-wide Stay-at-Home order requiring everyone to remain at home except for essential purposes, such as going to the grocery store or pharmacy, accessing health care services (including getting vaccinated), for outdoor exercise, or for work that cannot be done remotely.

news.ontario.ca/en/release/61029/ontario-enacts-provincial-emergency-and-stay-at-home-order

Please respect these public health guidelines and stay safe.

Please refer to the Ottawa Public Health website for up-to-date COVID-19 information:

ottawapublichealth.ca/en/public-health-topics/novel-coronavirus.aspx

Vaccine information

Current as of April 7. Check the website for regular updates:

ottawapublichealth.ca/en/public-health-topics/covid-19-vaccine.aspx

Vaccines are key to stopping the spread of COVID-19.

Please consult Ottawa Public Health for information and to complete the COVID-19 Eligibility Screening tool to see if you are eligible to receive the vaccine:

According to Ottawa Public Health:

Vaccination is available for Phase 1 and Phase 2

Adults 60 years of age and older at:

- Community clinics
- Pop-up clinics in high risk communities
- Rural pop-up clinics

Adults 55 years of age or older:

- AstraZeneca vaccine in select pharmacies (more info below)

*Vaccination has **not** started for Phase 3*

- Adults 59 years and younger
- Will occur from July 2021 and beyond, based on vaccine supply.

You can also call Ottawa Public Health at **613-691-5505**.

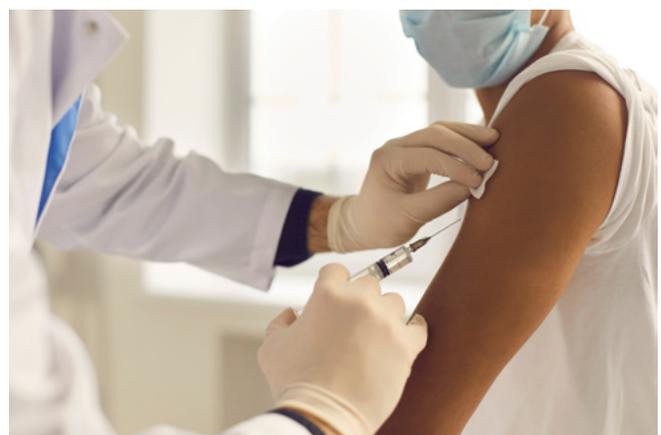
The COVID-19 Vaccine Booking line is open Monday to Friday, 7:30 a.m. to 6 p.m., and Saturday and Sunday from 8:30 a.m. to 4 p.m.

It was recently announced that 34 pharmacies in Ottawa will be offering the AstraZeneca-Oxford COVID-19 vaccines to ages 55+:

cbc.ca/news/canada/ottawa/ottawa-ontario-pharmacy-vaccines-covid19-1.5972697

You must:

- be 55 years old or older in 2021
- have a valid Ontario health (OHIP) card, or other form of valid government-issued identification
- Consult the COVID-19 AstraZeneca-Oxford Vaccine locations: covid-19.ontario.ca/vaccine-locations



Notes from the February 25, 2021 Board meeting

- 1 The Board has finalized a request for quotation (RFQ) for engineering services related to the **cladding project (siding, stucco) to begin in 2021** and will issue the RFQ and select a firm in the coming months.
- 2 **Roof maintenance:** The Board will hire a contractor to inspect the roofs and then will issue an RFQ to roofing contractors in the coming months to perform needed roof repair or replacement.
- 3 The Reserve Fund Study has recommended **some soffits be replaced in 2021 to 2023**. This task will be included in the RFQ for roof replacement/repair.
- 4 At the AGM, a unit owner asked how many fences have been replaced in the past two years. From October 22, 2019 to September 19, 2020, **12 fences and 2 retaining walls were replaced**. From October 5, 2020 to December 2, 2020, **16 fences were replaced**.
- 5 Several residents complained and asked for **more lenience with respect to parking tickets** issued for overnight parking violations. The Board considered and passed a motion to issue a warning for first-time Visitor Parking offences. See below:

Parking update

On a motion put forth on February 25, and agreed to by all, the Board decided to have Carleton Parking issue a warning for a first offence involving a visitor vehicle that is parked overnight in visitor parking without having been registered. For any subsequent offences involving the same license plate, a ticket will be issued. The issuance of a warning applies to visitor vehicles only. Where a vehicle parked in visitor parking belongs to a resident, it will be ticketed. The Board noted that the Parking Policy contained in the Resident Handbook must be updated to reflect this change in practice. It was agreed that the Policy Portfolio will table a revised Parking Policy for the Board's consideration at a future Board meeting.

Sub-committees update

Thank you to those of you who have volunteered for the policy (documents) sub-committee and the website sub-committee. We are looking forward to getting started and it's not too late to join the website sub-committee if you are interested: please email carletonsquare38@gmail.com.

Thanks also to those who are interested in creating a volunteer sub-committee – that's fantastic and if you are interested in joining, please email carletonsquare38@gmail.com.

Part-time employment opportunity

We are looking for an assistant for the Site Superintendent. The duties of this position are to assist the site superintendent with maintaining the appearance of Carleton Square by picking up litter, watering flowers, etc. Additional tasks may include opening and closing garbage sheds or delivering notices. If you would like more information about this position or to submit an application please contact Norean Harris, Property Manager at norean@pmamanagement.com.

Electric cars are the future!

Major auto makers are starting to claim that in the next ten or more years they will only produce electric vehicles (EVs). Over the next several years we will determine what can be done to make Carleton Square a more EV friendly place. Stay tuned!

Pet smart

No, not the store! Smart pet ownership. Many of us have pets who provide us with great comfort regardless of what is happening in the world outside. Cats, dogs, birds, fish can be part of the family and entertain us and give us something positive to focus on.

Unfortunately, sometimes our pets can disturb our neighbours. Outdoor cats may use a neighbour's yard

continued on page 4

Notes from Board meeting (continued)

as a litter box, some dogs bark and communicate with other barking dogs at all hours of the day and night. Dog owners who don't pick up after them are almost universally disliked. These issues are not the fault of the pets and are definitely the responsibility of the pet mommies and daddies here in the Square.

A quick look at the internet confirms that these issues are very common in neighbourhoods and there are many tips and tricks to help (and even online dog/owner training videos!).

A few suggestions to help keep cats out of your yard

- ground orange peels have been known to repel them
- sprinkle heavy coats of black pepper or cayenne pepper where cats leave their calling cards
- buy a commercial cat repellent and scatter or spray it where cats do their business

The Humane Society has some advice for barking dogs

- don't yell at your dog to be quiet, it sounds like you are barking along with them
- be consistent and firm so your dog is not confused. All human members of the household must apply the same techniques every time the dog barks inappropriately
- If the dog barks at a passerby when in the yard, bring them into the house
- never leave your dog outside unsupervised all day or night.

Obedience training may be hard during COVID, but YouTube has plenty of videos and there are trainers who make home visits. Barking is a behaviour that can be trained and must be under control in a community like ours where the houses are very close together. Especially now as so many of us cannot work in the office and are working at home.

Carleton Square also has a noise by-law that will be enforced if a dog is excessively barking (more than a minute, or many times in an hour). It is also a good idea to look at the City By-Laws and to record any incident numbers if you have made a complaint.

City of Ottawa by-law information

Barking dogs

A constantly barking dog can be loud and can disturb you or your neighbours. It could also be a violation of Ottawa's Animal Care and Control By-law 2003-77.

Pet owners must prevent their pet from constant barking or causing other noise that disturbs people and the neighbourhood.

Report a noise complaint about barking dogs (link is external). An Ottawa by-law officer will be in touch to help you with your complaint. Please refer to the Ottawa's Animal Care and Control By-law 2003-77 for more information.

More information on the Ottawa's Noise By-Law 2017-255: ottawa.ca/en/3-1-1/report-or-request/noise

Garbage, garbage, everywhere!

More than 200 used facial masks have been discarded on the grounds of Carleton Square! Single use disposable masks are very compact and lightweight so please take responsibility and bring them home and discard them with your household waste. Please don't put those who have to pick them up at risk of infection by littering them in our community.



While we are on the subject of picking up after yourself, a lot of doggy bags, and sometimes unbagged feces, have been found around the Square. When you are going for a walk with your dog **please pick up after your dog**, put what you've picked up in a plastic bag and take it into your house to discard as appropriate. Your dog is counting on you to do the right thing!



The rat update

Oh rats, they're still here!

For anyone who finds that rats are getting into their trash/garbage can(s) here are a few suggestions:

- 1 Secure your lids:** If your trash can has a lid you could purchase a lid lock or make your own using bungee cords. Some trash cans come with lid locks.
- 2 Make sure that the area around your trash can is clean** and is regularly washed with a disinfectant.
- 3 Clean up yard debris,** like old wood, leaves, etc. Rats love small, dry, dark and warm places to hide.
- 4 Repellents may be effective** until the rats learn how to tolerate and resist them. It may be helpful to place cotton balls soaked in an oil - such as peppermint oil, castor oil or citronella oil around the trash can and any place that a rat may like.
- 5 Always clean up pet feces** (dog and cat poo is a tasty snack for a rat—ew!)
- 6 DO NOT FEED THE BIRDS:** Bird seed falls to the ground and attracts rats with a stable food source. Birds have a natural variety of foods available to them and do not need to be supplemented with commercial or home-made bird seed. If you must feed birds, please do so in appropriate places like the trails in the greenbelt, the Arboretum, etc.

Fragrance-free is the way to be

Many people experience environmental allergies to strong scents like incense and perfumes. Because we live in a close community with little space between our houses, it's important to be mindful of our neighbours. Please consider non-scented dryer sheets or dryer balls. Dryer balls soften clothes and reduce static cling, all while reducing drying time and saving you money! Here's an article on the miracle of wool dryer balls: realsimple.com/home-organizing/cleaning/laundry/best-dryer-balls.



Tot Lot

Down with sand wasps! We are pulling out the stops and working with our landscape contractor to determine the best way to evict those nasty sand wasps so that the tots can reclaim their lot.

Creative Corner

Kelly and the two college students (Josiah and Deepak) who live with her had a great time building a happy snowman and an igloo in their backyard. They even enjoyed a number of meals inside the igloo sitting on the ice chairs specially built by Josiah and Deepak! It has been a wonderful source of creativity and fun for all.



What will you create and share with us? We'd love to see it: carletonsquare38@gmail.com.



Condominium Authority of Ontario

If you would like to know about the laws, rules and regulations for condominiums in Ontario please have a look at the info available from the Condominium Authority of Ontario: condoauthorityontario.ca.

We also recommend that you subscribe to their notices to stay up to date: cao.microsoftcrmportals.com/en-US/subscribe.

Here's the joke of the month:

Why do birds fly south for the winter?

...Because it's way faster than walking!

If you have a joke or a riddle that will make us laugh, please send it to carletonsquare38@gmail.com and it could appear in the next newsletter.



2021 DATES TO REMEMBER

Top soil delivery – MAY 7

ABC Spring Sale –
**CANCELED IN 2021,
RETURNING IN 2022**

Pool opening – JUNE 19

Pool closing –
SEPTEMBER 6

Garden contest –
**CANCELED IN 2021,
RETURNING IN 2022**

Annual General Meeting –
NOVEMBER 22 (NEW DATE)

Important phone numbers

Police

Crime in progress or life-threatening emergency: **Call 911**

All other police issues: **613-236-1222, ext. 7502 for dispatch; ext. 7300** for call centre

City of Ottawa

311 for noise violations or bylaw questions.

Visitor parking for Carleton Square

613-720-5021. You **MUST REGISTER** your visitor vehicles with Carleton Parking by phone or online at carletonparking.com. The tickets issued for non-registration of overnight visitor parking are from the City of Ottawa and cannot be cancelled by Carleton Square CCC38.

Neighbourhood Watch co-ordinator

Dave Dore: **613-723-7500**



Contact and general information

How do residents communicate with the Board?

- **By telephone:** To contact Norean Harris of PMA Realty Consulting Ltd., our Property Manager, call 613-742-5778, ext 234.
- **For emergency issues:** (i.e. water leaks, floods, etc.) that need to be addressed immediately call 613-239-4586. A PMA representative will return your call immediately.
- **By email:** Residents may email Norean Harris at norean@pmamanagement.com.
- **By mail:** Residents may drop off a letter for consideration by the Board outlining any suggestions or concerns at the condo administration building (515 Orkney Private).
- **By attending a board meeting:** Residents of Carleton Square are welcome to attend a monthly Board meeting, which are usually the 4th Thursday every month. Board meetings are being held virtually.

How: Residents may raise a concern at the meeting between 6:30 and 7:00 p.m. and are asked to make their concern known to the Board **in writing** no later than the Monday preceding the meeting. A short letter outlining the issue should be emailed or dropped off to the Administration Building in advance.

Board of directors and portfolios for 2021

<i>President:</i> Monica McGahey	Landscape, Newsletter
<i>Vice President:</i> Jennifer Harju	Policies, Newsletter, Contracts
<i>Treasurer:</i> David Wituluk	Landscaping, Pool
<i>Secretary:</i> Matthew Symonds	Contracts, Snow Removal
<i>Director-at-Large:</i> Lorraine Neville	Policies
<i>Director-at-Large:</i> Catherine MacPherson	Policies, Pool
<i>Director-at-Large:</i> Beth Rintoul	Newsletter, Contracts, Pool

CARLETON SQUARE

News&Views

Contributions to the newsletter are welcome!

If you have something you would like to see covered, please email the editors at carletonsquare38@gmail.com or leave a note at the condo Administration Building (515 Orkney Private).

*Special **thank you** to Sandra Hamel who beautifies this newsletter with her design skills!*

**Agreement to Receive Notices
Electronically**

Agreement by owner or mortgagee to
receive notices from the corporation by
electronic delivery

Owner's or mortgagee's name _____

Condominium corporation's name

Carleton Condominium Corporation No. 38

ADDRESS OF UNIT: _____

In order for your condominium corporation to enter into this agreement, the board of your corporation must have passed a resolution to determine the methods of electronic communication that it will use for serving notices on owners or mortgagees. Before filling out this form, you should consider contacting the corporation to find out what those methods are.

Method the corporation will use to deliver notices to me:

 Email

My email address is _____

 Facsimile

My fax number is _____

 Other _____

I agree that I am sufficiently served, as described in section 54 of the *Condominium Act, 1998*, if the corporation uses the method of delivering notices identified in this agreement.

Signature of owner or mortgagee_____
Date (yyyy/mm/dd)_____
Signature of individual on behalf of the
condominium corporation_____
Date (yyyy/mm/dd)_____
Signature of individual on behalf of the
condominium corporation_____
Date (yyyy/mm/dd)

Please affix the corporate seal or add a statement below that the person signing has the authority to bind the corporation.
I/We have authority to bind the Corporation.

The Board has passed the following resolution on November 13th, 2017:

The Condominium Corporation may use electronic methods of communication for the purposes of the Condominium Act and Regulations of Ontario provided the owner agrees and submits the prescribed form to C.C.C. No. 38