

CARLETON SQUARE

News & Views

AUGUST 2021

Happy August!

Long days and hot summer nights will soon be behind us.
Aww, is summer really almost over?



News from your Board of Directors

Upcoming AGM and Board member elections

There are three Board of Director positions up for election this year. If you are interested in volunteering your time as a Board member, please consider running for a Board position! An official form to indicate your interest will be delivered 30 days before the Annual General Meeting. We are still working on a date for the AGM.

Observations from the Annual Yard Inspection

Every year members of the Board of Directors do an inspection of the front of each unit and the private use area attached to each unit in Carleton Square (yards and front areas). The purpose of the inspection is to check on the conditions of the common elements such as the stucco, parging, window wells, cement steps, and fences and to identify any issues and repairs needed.

continued on page 2

Notes from your Board of Directors (continued)

The inspections allow members of the Board to visit private use areas that are:

1. beautifully maintained,
2. in need of some repairs, or
3. neglected.

Regardless of whether your yard areas fall under #1, 2, or 3, we have taken notes where repairs are needed and ask for you to report any issues to the property manager as soon as they are discovered. While we did see some Home and Garden magazine-worthy yards, we also discovered the following issues:

- The stucco has holes or cracks. When severe, water could get in behind the stucco and enter your home. *These should always be reported to the property manager.*
- The entry steps have exposed rebar that has rusted. *This should be reported to the property manager.*
- There is dirt/soil pushed against the fence. *This can damage the fence and should be removed as soon as possible.*
- Branches from trees that are inside your private use area are growing out and onto the common area pathways. Branches from trees that are outside of your fence or in your front area are growing out into the common areas. You are responsible for any trees, bushes and plants around your unit and fence. *Please trim any trees or bushes that are in your back or front yard, including any on the outside of your fence to ensure they do not encroach on the common areas.*
- The window wells are being used for storage. *Please remove these items as well as any vegetation in the window well as soon as possible.*
- The yard is being used as a storage area (or even as a dump!). *Please keep your yards tidy and litter-free to prevent raccoons, skunks, squirrels and rats from nesting.*

Each of us can contribute to a beautiful neighbourhood and please feel free to share photos of your front or backyards for the next newsletter—you never know who you may inspire!

Please also consult the **City of Ottawa's garbage and recycling website**, which has a lot of great information, including how to dispose of appliances and hazardous waste. For example, paint cans can be recycled in your blue bin, but only after the paint has been disposed of and they are empty. Find out more:

ottawa.ca/en/garbage-and-recycling

Cladding project update

As mentioned in the last newsletter, **Buchan, Lawton, Parent Ltd** has been selected to provide the engineering services required to allow us to begin the replacement or repair of the stucco and siding of units in Carleton Square. This project is scheduled to run from 2021 to 2025. The engineering report should be completed in 2021 with the actual work to be performed during 2022 to 2025.

This first phase of the project (the investigation and engineering report, and design phase) is underway and additional updates on this project will be included in this newsletter until project completion.

Currently, we are proceeding with urgent repairs to some stucco to last until the major repairs happen.

Winter sidewalk maintenance

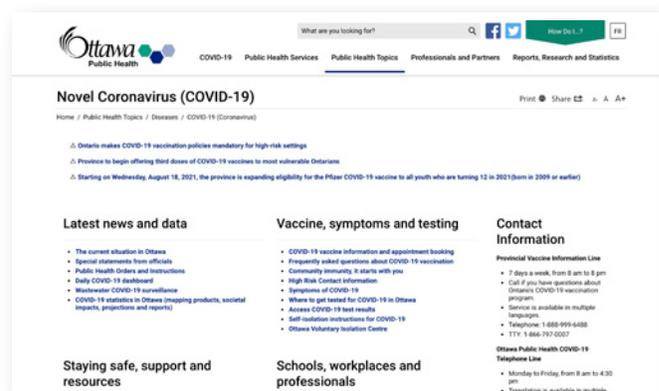
The request for quotations for the winter maintenance of our sidewalks has been sent out and we have received three bids and are scoring and deciding on who will be contracted with starting in the fall for the next two to three winters (optional third year).

Roof inspections

These were completed in June and while there were no urgent repairs or replacements identified, a request for quotations for work on some of the older roofs and soffits will be issued in the next few weeks for work to (hopefully) begin in the fall.

Stay up to date on COVID-19 information with the Ottawa Public Health website

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



The screenshot shows the Ottawa Public Health website page for Novel Coronavirus (COVID-19). The page features a search bar at the top right and a navigation menu. The main content area is divided into several sections: 'Latest news and data', 'Vaccine, symptoms and testing', 'Contact Information', 'Staying safe, support and resources', and 'Schools, workplaces and professionals'. The 'Latest news and data' section includes links to current situation in Ottawa, special statements from officials, public health orders and instructions, daily COVID-19 dashboard, wastewater COVID-19 surveillance, and COVID-19 statistics in Ottawa (shopping products, societal impacts, projections and reports). The 'Vaccine, symptoms and testing' section includes links to COVID-19 vaccine information and appointment booking, frequently asked questions about COVID-19 vaccination, community immunity, it starts with you, high risk contact information, symptoms of COVID-19, where to get tested for COVID-19 in Ottawa, access COVID-19 test results, self-assessment resources for COVID-19, and Ottawa Voluntary Isolation Centre. The 'Contact Information' section includes Provincial Vaccine Information Line (7 days a week, from 8 am to 8 pm), call if you have questions about Ottawa's COVID-19 vaccination program, services available in multiple languages, telephone (1-888-991-6288), TTY (1-866-797-0007), and Ottawa Public Health COVID-19 Telephone Line (Monday to Friday, from 8 am to 4:30 pm, translation available in multiple languages).

Volunteers wanted for the new Garden Group!

The board has approved a gardening group as the first Volunteer Group.

Here is a message from Jo-Anne, a resident who has kindly offered to lead the group:

Looking for volunteer residents who are interested in helping to care for the common element garden areas.

There are some gardens being cared for by residents and we don't want to interfere with the great job they are doing (thank you)!

However, there are areas that require attention and there is a variety of work to be done.

This is a community building activity—everyone is welcome.

- Experience is not necessary—gardeners love to share knowledge!
- This group is very flexible—some volunteers may be only be available for a couple of hours while others want to make a longer-term commitment.
- Input from residents that may not be up for physical work but have knowledge to share is invited.

As a long-time resident of Carleton Square, I have met many neighbours/friends while gardening. We often exchange plants, information and help with pruning, and discuss the condition of the common elements, sometimes while working on them. I volunteer with *Friends of the Farm* at the Central Experimental Farm's Ornamental Gardens and the Arboretum where there are number of volunteer teams, depending on people's interests. I see that as a model for our group with flexible numbers and hours, depending on the time of year and the jobs to be done.

Some area we could address:

- Inventory existing plants, identify what plants could be divided and relocated
- Weed and remove rogue saplings
- Add compost this fall to prepare the beds for spring planting

- Meet over the winter to plan for spring
- Organize plant exchanges, possible donations of plants to the common element.
- Plantings at the entrances
- Perennials preferred (require less maintenance); no invasive species
- Gardeners could be a resource for residents that may want to learn or have questions

COVID restrictions have caused a delay in organizing volunteer activities, and with dual vaccinations, we can finally begin to make plans while following public health guidelines.

If you are interested in helping, please contact Jo-Anne with your interests and availability. Once we connect and know how many residents are interested in volunteering, we can make plans and arrange a date for an outdoor meet up.

gardenccc38@gmail.com

613-226-7698 (please leave a message)



Sub-committee updates

Website

We are very pleased to announce that a Website Subcommittee has been established and will soon be working on a new Carleton Square website—stay tuned!

Volunteer Coordinator updates

A friendly reminder that Richard Provost is Carleton Square's Volunteer Coordinator. You are invited to provide Richard with your volunteer interests and he can connect you with others to form a group and make a proposal to the board for the activity. We are hoping to approve three to four proposals per year.

Please forward your ideas and interest to Richard: rwprovost@gmail.com.

The rat report

The rats are still here! Recently, they have visited at least three of the black boxes along the eastern walkway.

A reminder to never feed the birds, squirrels, or any wild animals and do not leave garbage lying around your area. It must be placed in a garbage can with a secure lid.



Calling all dog owners



Please be a responsible dog owner and clean up after your dogs. Too many poop bags are left around the Square.

Do not ever throw poop bags under the garbage sheds—they attract rats!

Did you know that dog feces can be flushed down the toilet? It's true (but out of the bag of course), and if you prefer, it can be collected in a plastic bag and then placed in your weekly green bin. It can also be disposed of in the trash (if outside, ensure the bin closes securely).

Do not ever leave the poop in your yards as that is a health concern and attracts rats and other animals.

Information about disposal of pet waste can be found on the internet. Here are a few:

- The David Suzuki Foundation: davidsuzuki.org
- Terra 20: terra20.com
- The Petfinder: petfinder.com

City of Ottawa park beside Carleton Square

There is a City of Ottawa park in the northeastern corner of our community. It is designated as a City off-leash dog park:

Meadowlands Park, 1025 Meadowlands Drive

Dogs may be off leash. Dogs must always be under the control of their handler. Dogs are prohibited from being within five (5) metres of all children's play areas and pools.

ottawa.ca/en/recreation-and-parks/parks-and-green-space/dog-parks#map-dogs-parks

If you use this park, please always clean up after your dogs by taking your poop bags and disposing of them at home. If you see that others have not cleaned up after their dogs, or have left poop bags beside the park, we ask that you please contact our City Councillor to voice your concerns.

The more people who raise this issue, the more the City will be encouraged to take action—such as adding a garbage pail that they empty regularly, or changing the designation of this park. It is also important to report any incidences of off-leash nuisance dogs:

Riley Brockington, Councillor – Ward 16 River

613-580-2486

Riley.Brockington@ottawa.ca
rileybrockington.ca

Where's the water??

Is anyone keeping track of the days where rain is forecast and not a drop falls from the sky onto your garden? You have worked so hard to keep your garden looking fabulous and it desperately needs some water, especially the plants in containers.

It would be so easy to turn on the tap until you remember that the cost of water is included in our monthly condominium fees.



Do you know that there are alternate sources of water in your home that do not cost anything the second time you use it? You can collect water from a basement dehumidifier or air conditioner in a container that you can carry upstairs. There is some manual labour involved in moving this water outside, so keep telling yourself that the City of Ottawa does not charge us for the water we reuse—so it is FREE!

Note: To re-use the water from your air conditioner you will probably need a condensate pump on the furnace that uses a small diameter tube to take the water through the ceiling to the laundry sink. You can then have the water drain into a pail that you can carry outside.

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**

Garbage and recycle bins

Speaking of garbage cans, the site supervisor has found several that have not been collected after Monday's garbage and recycle days and are now stored in the garbage sheds. If you forgot to pick up your bin and it has been collected (and you want it back), please contact our property manager so she can coordinate this with the site supervisor:

Norean Harris

613-742-5778, ext. 234

norean@pmamanagement.com



Jokes!

- 1 What animal is always at a baseball game?
- 2 What kind of tree fits in your hand?
- 3 What do you get when you combine an elephant with a fish?
- 4 Why don't mummies go on summer vacation?

Have fun and you can find the answers somewhere in this newsletter.

If you have a joke to share, please send it to carletonsquare38@gmail.com.

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 at the Administration Building (515 Orkney Private) for consideration by the Board outlining any suggestions or concerns.
- **By attending a Board meeting:** Residents of Carleton Square are welcome to attend a monthly Board meeting, which are usually held 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 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 at the Administration Building in advance.

2021 Board of directors and portfolios

<i>President:</i> Monica McGahey	Landscape, Newsletter
<i>Vice President:</i> Jennifer Harju	Policies, Newsletter, Contracts
<i>Treasurer:</i> David Witoluk	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

2021 DATES TO REMEMBER

**Pool closing –
SEPTEMBER 6**

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

**Annual General
Meeting –
NEW DATE TBD**



Funny-funny ha-ha! (joke answers)

1. A bat! 2. A palm tree 3. Swimming trunks 4. Because they're afraid to relax and unwind!

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 Administration Building (515 Orkney Private).

*Special **thank you** to Sandra Hamel for volunteering her time and amazing design skills!*