

CARLETON SQUARE

News & Views



AUGUST 2022

We hope you are enjoying the last of our beautiful summer! We've been luckier than other regions with a good mix of sun and rain, aside from a few heat waves.

This community newsletter is published every 2 months. We aim for the 15th, but sometimes it is available later in the month. We deliver email copies to the email addresses of owners who have provided them to our property management and paper copies are printed and available in the box attached to the garbage shed beside the Administration Building at 515 Orkney Private. **Landlords, it is very important that you forward all relevant emails, including the newsletter, to your tenants.**

A message from Richard Provost President of CCC 38's Board of Directors

Hello everyone!

I was elected to the Board at the AGM in early December 2022; shortly after that, I was elected as Board President.

Carleton Square is an amazing complex with wonderful amenities. It offers something to both unit owners and tenants. Even though I had previously worked in property management, I was a bit surprised at what I was taking on. There is a lot to do.

My job as President is to work closely with other Board Members, and the Property Management Company, to address any immediate and long-term maintenance issues as well as planning for the future. Our ultimate aim is to ensure that Carleton Square remains a place where singles, couples, children and seniors can feel at home.

Since the Resident Survey in 2019, major efforts are being made to build community spirit in the Square. We welcomed any and all ideas, such as the "Light the

Dark" holiday lights contest, a new Garden Group, and a little library. So far we have actioned some wonderful ideas and would like to receive more.

I am particularly grateful for the support of each member of the Board. We have an amazing team dedicated to making Carleton Square a great place to live for everyone.

I'd also like to welcome Eastern Ontario Property Management Group. Anne and Dean Burgoon have hit the ground running since April 1 of this year. Like all of us on the Board, we have had highs and lows dealing with issues affecting residents in the Square.

I personally am looking forward to the next 6 months as a challenge and opportunity for growth. Thanks to everyone for your patience and support.

Sincerely,

Richard Provost

Seniors' Social Event

The Board is looking to organize an event for seniors who live in the Square. It would take the form of tea/coffee and sweets offered in the little park behind the pool in September.

The Board would cover the costs for beverages and snacks. Residents would be requested to bring their own folding chairs.

We're looking for a few volunteers to help organize this. If you are interested in helping, please send an email: carletonsquare38@gmail.com.

Community Library

Have you seen Carleton Square's new little library? The community library is beside the Canada Post boxes on Orkney, near the Administration Building and the pool. Thanks so much to the volunteers who assembled and painted it!

Feel free to take a book and share a book with your neighbours. Books for all ages are welcome.

If you really enjoyed reading a book from the community library, please email us a short book review to be included in the next newsletter. Also, if there is a book you would like to see in our library, please let us know by sending an email: carletonsquare38@gmail.com.



Gardening update



Did you know that our landscaping contract covers cutting the grass and trimming some of the bushes in the common area, but it does not include maintenance of the flowerbeds and bushes around individual units? These areas are the responsibility of each unit owner. If you don't want to take care of these beds, please consider replacing plants/weeds with grass, which will be cut by the landscapers, or with mulch so that plants do not grow.

We live in close quarters in Carleton Square and there are invasive/aggressive weeds growing in some beds. The issue with these is that they will spread to your neighbour's yards and the common areas. Many of these weeds are burdock and thistles. If you have these plants in your beds, they should be removed. If you cannot remove the root, cut the plant at ground level to prevent seeds from spreading. This is really important because a single thistle will produce thousands of seeds.

If you need help identifying weeds, contact the Gardening Group: gardenccc38@gmail.com.

BURDOCK is identified by its large leaves that resemble rhubarb. In many parts of Canada, it's considered a noxious weed. The plant has a long tap root and is best pulled early in the season. It flowers from July to September. In late summer it begins to seed. The seeds are transferred via their burrs (the inspiration for Velcro).



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Gardening update (continued)

CANADA THISTLE, contrary to the name, is not a native species. It is a noxious weed under the *Ontario Weed Act*.

It is a perennial that grows in poor soil. The flower is purple, which will become white and fluffy before releasing thousands of seeds. It has an extensive root system that can go deep into the ground. The plant can grow back from even a small piece of root.



HOW TO REMOVE: *Both burdock and thistle are best dug out to remove the whole root. If that is not possible, you can cut the plant back to prevent them from going to seed. Another treatment is to cut the stalk and spray it with household vinegar (a 5% concentration).*



Above: Virginia Creeper.
Fence covered by Virginia Creeper.

VIRGINIA CREEPER, WILD GRAPE, AND TRUMPET VINES There are aggressive vines that should be monitored and pruned to prevent them from becoming invasive.

VIRGINIA CREEPER can grow 50 feet in one season, easily invading neighbouring yards and the common element. All need to be cut back on a regular basis.

Damage from Virginia creeper and **WILD GRAPE** is clear to see along the St. Pius fence and along the eastern walkway where they have smothered plants and trees by choking off their access to sunlight and nutrients and killing the cedar and other trees.



TRUMPET VINE Also known as trumpet creeper, it is often mistaken for honeysuckle vine. This fast-growing, high-maintenance perennial vine plant can damage foundations and window wells. It also creeps under shingles, causing damage to roofs as well as choking out other species. For these reasons consider removing it and planting friendlier vines like clematis.



HOW TO REMOVE: *When removing Virginia creeper be sure to wear gloves and protective clothing to avoid the rash and irritation the leaves can cause. It is best pulled out by the roots. Younger vines that haven't established themselves too deeply can often be pulled out by hand. Larger vines must be cut back (the stem can be an inch thick) and removed in sections. The root system of Virginia creeper can sometimes be killed by pouring boiling water directly on the base after cutting the plant down to the root. This may need to be repeated for several days. Removing unwanted shoots from your lawn and removing seed pods to discourage self-seeding are all tasks necessary for keeping trumpet vine under control.*

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Gardening update (continued)

All these plants can be treated as yard waste and added to your City compost bins or bags for weekly pick up.

There are several beautiful vines that grow well and do not cause damage. A few suggestions are: Jackman Clematis, Virgin's Bower, and Golden Flame Honeysuckle (pictured at right).

Learn more about invasive plants from the Ontario Invasive Plants Council: ontarioinvasiveplants.ca/resources.

Check out their Grow Me Instead guide for growing non-invasive plants: ontarioinvasiveplants.ca/resources/grow-me-instead.

We always need more volunteers to keep our community beautiful and we can't do it alone. If you are interested in helping to take care of the gardens or common element, no experience is necessary and we welcome everyone.

Please contact us at gardencc38@gmail.com or 613-226-7698 (leave a message).



Board updates

Owner & Resident Handbook

The Board, with help from a few owners, is in the process of updating the Residents Handbook. This update includes reviewing and updating the content where necessary and some of the policies will become rules. The updated Handbook will be available to owners (and residents) in the next few months.

The cladding project

The engineering firm hired, Buchan, Lawton, Parent Ltd, is currently preparing requests for quotations to secure suitable contractors to start the work to repair or replace our outdated aluminum siding and stucco cladding. The tendering process will be ready to commence late 2022–early 2023. This should allow work to begin as soon as weather permits in 2023.

Having some work done on your unit?

This year, we have received significantly more requests for approval to modify or alter units. We make a serious effort to review each request and respond to the unit owner in a timely manner. However, a large number of the requests we received are incomplete and have to be returned to the owner so that they can obtain and provide the required information. This makes the process a lot longer. Please review the Resident Handbook to discover the information you are required to include in your application before you request Board approval.

Approval is required before any work starts regardless of whether you have signed a contract for work to begin on a specific date.

When sending in a modification request, you must provide:

- A detailed description of the work
- A copy of the insurance of contractor doing it and their WSIB coverage.
- Drawings and photos of the area involved and what the change will be, indicated in the photos and drawings.

The modification request form can be found [here](#).

Contract for landscaping

The contract with Peter Smit & Sons Inc. for landscaping will expire this year. The Contracts portfolio has begun work on a request for proposal to be released later this year or early in 2023.

Swimming pool

As you have seen from the emails from our Property Manager, the pool heater is malfunctioning and required the order of a specific piece of equipment to complete the repair. We apologize for the inconvenience.

It has been brought to our attention that the entry and exit into the pool is difficult for several of our regular swimmers. It has been determined that the installation of an additional handrail on the stairs into the pool will make it safer to enter and exit the pool. Unfortunately, this addition can only happen when the pool is not being used. Therefore, the new handrail is expected to be installed when the pool is drained this fall, and will be ready in time for the 2023 swimming season.

More news



Parking spots needed for new residents

New residents in Carleton Square are looking for parking spaces to rent. Please contact them if you have a space available for rent:

Paige: 905-973-5322

Ana: ana.santos6@live.com or 613-885-4968

River Ward Newsletter available from City Councillor Riley Brockington

Did you know that Riley Brockington, our member of City Council for River Ward, which includes Carleton Square, has a monthly newsletter? This newsletter keeps you up to date on the activities in and around the city and in our neighbourhood.

For example:

Friends of the Farm – Annual Book Sale

We can't wait to have you back to browse thousands of the best used books in Ottawa at our annual [Used Book Sale](#). The new date of the sale is September 24 and 25, from 9:00 a.m. to 3:00 p.m.

This newsletter also includes information on happenings outside of River Ward that will have an impact on those who live in Carleton Square. For example, did you know that two requests for a zoning by-law amendment just outside of River Ward have been submitted to the City for approval?

The first is a request for approval to build three highrise towers of 25 to 29 floors at the corner of Fisher and Baseline as well as zoning for ground floor retail. There will be 612 underground vehicle parking spaces.

The second request submitted to the City is for a zoning by-law amendment to permit the construction of three towers on the property currently occupied by the Scouts Canada Head Office on Baseline. A total of 655 parking spaces are proposed throughout underground parking and surface level parking.

To subscribe to the River Ward Newsletter, send an email to riley.brockington@ottawa.ca.

What's wrong with this picture?

This photo was taken in Carleton Square on Wednesday, July 20.

Hint: The garbage bags contain renovation waste and the 'boards' leaning against the shed are drywall.



Answer: On a Wednesday, this area should be clean and free of garbage and recycle bins. Construction or moving waste cannot be left by the garbage sheds.

Garbage and recycling collection is scheduled for Monday (garbage collection is every 2 weeks), and can change to Tuesday when Monday is a statutory holiday or as otherwise advised by the City.

You can learn more about collection and even subscribe to a calendar reminder on the City of Ottawa's website: ottawa.ca/en/garbage-and-recycling/recycling.

In Carleton Square, all garbage, garbage containers and pails, and black, blue and green bins need to be collected by all residents the evening of the day that the City of Ottawa picks up our garbage and recycling. Any bins that are not picked up will be stored in the garbage shed until the next garbage day. Anyone who leaves garbage outside the shed could be charged for the removal of this garbage. Landlords, please advise your tenants.

If you are moving or otherwise need access to store waste in the garbage shed until garbage day, please contact our property management to arrange this.

DO NOT LEAVE GARBAGE OUTSIDE THE SHEDS when it is not garbage pick up day. Landlords, please ensure your tenants are aware of this.

Property Management

Since April 1, 2022, Anne Burgoon of Eastern Ontario Property Management Group is our property manager. Anne is assisted by Dean Burgoon, who is also a Registered Condominium Manager and co-manager of the Eastern Ontario Property Management Group (EOPMG).

In addition, they are assisted by Dan Milne, Property and Facilities Support Specialist, EOPMG. EOPMG's head office is located in Brockville. They have an Ottawa office and they manage many condominiums in Ottawa, from Ottawa.

Dean Burgoon is generally onsite at Carleton Square every Wednesday between 12–2 p.m. **If an owner would like to schedule a time to meet, please contact Dean via email at dean@eopmg.com to book an appointment.** If you are unable to email, you may also phone EOPMG office: **613-918-0145 at ext. 512 for general inquiries.**



Caregivers, please share this with your kids

- ★ Did you have fun at the pool this summer?
- ★ Who went to the pool the most times?
- ★ Who can swim the farthest? The fastest? The funniest?
- ★ Who could dive to the bottom and touch it or pick something up?
- ★ Who learned to do something new in the pool this summer? It could be something like a handstand, jumping off the diving board for the first time ever, or maybe you learned to swim on your back?

Please send us your “Best Time at the Pool” stories and pictures! Send these to: carletonsquare38@gmail.com.

We'd like to feature these in the newsletters. 😊

Some back to school humour

1. Why did the echo get detention on the first day of school?
2. Why do calculators make great friends?
3. What's the difference between a teacher and a train?
4. Why do math books always look sad?
5. Why does a music teacher need a ladder?
6. Why did the kid eat their homework?
7. Why can't you do a math test in the jungle?
8. Why does a teacher need to wear sunglasses?

Answers to back to school humour

1. It kept answering back.
2. You can always count on them.
3. One says “spit out that gum!” the other says “chew, chew, chew!”
4. They are full of problems.
5. To reach the high notes.
6. Because the teacher said it was a piece of cake.
7. Because there are too many cheetahs!
8. Because the students are so bright!

Board of Directors

<i>Name</i>	<i>Position</i>	<i>Portfolio</i>
Richard Provost	President	Landscaping/Snow Removal, Policies, Volunteer Coordination
Jennifer Harju	Vice President	Newsletter, Contracts, Policies
David Wituluk	Treasurer	Pool, Volunteer Coordination
Matthew Symonds	Secretary	Contracts
Monica McGahey	Director at Large	Landscaping/Snow Removal, Pool, Newsletter
Lori Moore	Director at Large	Policy, Landscaping/Snow Removal
Beth Rintoul	Director at Large	Newsletter, Contracts, Pool

Contact and general information

How do residents communicate with the Board?

- **Through our property management:**

Anne Burgoon, Senior Property Manager and General Licensee, Eastern Ontario Property Management Group (EOPMG), assisted by Dan Milne, Property and Facilities Support Specialist

During office hours: 613-918-0145 ext. 501 (or ext. 512 for general inquiries)

After-hours emergency: 613-918-0145 ext. 1

Cell: 613-803-4595

Toll free: 1-888-606-8715

Email: anne@eopmg.com or dan@eopmg.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.

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 CCC 38.

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 making this newsletter look so good. 😊

