



CARLETON SQUARE

News & Views

DECEMBER 2022

Regardless of what the calendar says, winter has arrived. For those of you who are new to Carleton Square (welcome!) and for those of you who may need a reminder, here it is:

Snow removal in Carleton Square

Sidewalk snow removal

This is what you need to know:

- HGL will be clearing our sidewalks again this year.
- HGL **will not** clear snow from walkways leading from sidewalks to individual household units. This is a resident responsibility.
- Vertical marker flags will be installed on each fire hydrant.
- Sidewalk snow removal shall commence as soon as possible following a snowfall and should be completed with 12 hours of the end of the storm and/or drifting conditions.
- The contractor will operate equipment between 7 a.m. and 11 p.m. unless otherwise directed by the property manager.
- Snow will be cleared from all sidewalks, areas surrounding fire hydrants, garbage sheds and catch basins.
- Accumulation of significant ice build-up on sidewalks will be removed when temperature and weather conditions permit.

Roadway snow removal

The Board of Directors is very pleased to announce that we have signed a contract with Greely Sand and Gravel. Greely will be removing snow in Carleton Square until April 15, 2025.

Under this contract Greely will:

- Provide snow clearing on roadways, entrances and parking lots after 5 centimeters of snow accumulation.
- Provide snow clearing during daytime storms in order for traffic to flow safely.
- Provide ice control, when necessary, by distributing salt/sand on all roadways, entrances and parking lots.
- Provide snow removal after each snowstorm.

The contractor will ensure that they do not leave a ridge of snow (windrow) behind parked cars.

When roadways are cleared, the contractor will begin clearing individual parking spaces. Greely will be happy to clear your assigned parking space if they can clear your parking lot neighbour's at the same time. This will minimize the risk of damage to parked cars.

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Snow removal (continued)

Resident responsibilities

- Please do not leave your car on a roadway during snow removal. Very Large Trucks, narrow roads and cars are a bad combination.
- If you move your vehicle to a visitor parking space your must stay with your vehicle and immediately move it back to your assigned parking space after the snow has been removed.

- If you are unable to move your vehicle, it is your responsibility to clear the snow from around your vehicle.
- Be a good Samaritan a look out for a neighbour who could use some assistance with snow removal.



VERY IMPORTANT NOTICE for parents and caregivers

It is very important to dissuade children from playing on the mountains of snow that appear after every snowfall. Children playing on these temporary mountains are not always visible to drivers when the snow removal company transfers snow from the mountain to the snow removal truck. Meadowlands Park at the northeast corner of the property, facing St. Pius X High School, has lots of open space and some kid-sized slopes perfect for sledding.



Safety first

If, during the next few months, you notice patches of ice on the sidewalks and roadways in Carleton Square where people walk, do not assume that someone else will make the effort to sprinkle on some sand from one of the yellow bins placed around the property. Please give your neighbours and yourself the gift of safety this winter and add some sand yourself.

This and that

- Thank you to everyone who has decorated their unit for the Christmas season. If you haven't had a chance to decorate your unit, there is still time. Hope everyone will have an opportunity to enjoy the fantastic display of lights.
- In mid-January the Board of Directors will release a special edition of the newsletter. The subject will be proper disposal of garbage and recycling. This edition will be dedicated to the good Samaritan who recently removed a car battery from a blue bin outside one of our garbage sheds.
- Residents are reminded to ensure that snow does not build up around the black furnace exhaust pipes that come out of the front or side of our units. If there is a large build-up of snow blocking the pipes, it is likely that your furnace will **stop working** and it will become very cold in your house. Before you make a service call, check outside—if the pipes are covered with snow, clear the snow away to ensure that the pipes can function. If your furnace doesn't start to work after a short period of time, you should probably call your service provider, and let them know that you have cleared the snow from the exhaust pipes. **Please be a good neighbour:** when you go out to check your pipes, let your neighbour know if they also have a build-up of snow, and perhaps even offer to remove it.

Property Manager update

Roof

As reported in the last newsletter, the roof project was to begin in November, and it did.

They roofers are focusing on all shingled roofs and mansards with 15-year shingles. A total of 51 units will have these shingles replaced. All units involved will be contacted directly as the date approaches for their roof to be completed. If weather interferes, the contractors will resume in the spring, holding all pricing.

Annual General Meeting (AGM)

THE AGM HAS BEEN BOOKED FOR JANUARY 12 and will be via the zoom platform. If you do not have a computer, you can join by phone. As many of you are aware, a town hall meeting was held on December 7 to bring owners up to speed on different corporate issues and to hopefully permit more time and questions at the AGM to address the governing document amendments that will be put forth.



Cladding

The specifications have been received and tendering should take place in December. BLP will update the corporation as this project progresses.

Smoke detector forms

We have received a small number of smoke detector forms and still need the majority of owners to remit these. **Please forward these forms once you have tested your detectors.** Fire safety is for all and we depend on each other to make sure all detectors work.

Chimney inspections

The yearly chimney inspections from the roof to the damper will take place **January 9 between 12 and 4 p.m.**

Renovations or unit work?

If you are embarking on any unit work or renovations, please contact management to determine if you require permission and a Schedule 1 agreement signed. **Did you know that if you hire a contractor to do work in your unit and they are not a sole proprietor, they must provide proof of WSIB coverage?** Best to ask for this when hiring a contractor. It is also best to hire one who is insured, because if they cause damage to your unit (usually water damage) you can recover costs from their insurance company.

Season's
Greetings

MERRY
Christmas

HAPPY
New
Year

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), 613-918-0145 ext. 501 or **Dean Burgoon** at 613-918-0145 ext. 502

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 dean@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.

Board of Directors

<i>Name</i>	<i>Position</i>	<i>Portfolio</i>
Richard Provost	President	Landscaping/Snow Removal, Policies, Volunteer Coordination
Vacant	Vice President	Newsletter, Contracts, Policies
David Wituluk	Treasurer	Pool, Volunteer Coordination
Vacant	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

Advertise

in the Carleton Square newsletter!

Walk dogs?

Baby sit?

Shovel walks or weed gardens?

If you have a service you'd like to offer to Carleton Square residents, send the info (including your rate) to condocats23@yahoo.com and we'll create an ad for you and place it in the newsletter.

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. 😊