

News & Views

Carleton Square

CARLETON CONDOMINIUM CORPORATION (CCC) 38



Canada

YOUR BOARD

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VICE-PRESIDENT - Lori Moore

SECRETARY - Eva Demers-Brett

TREASURER - Anthony Miller

DIRECTOR (RESIDENT ELECT) - Birgitta Endemann

DIRECTOR - Bob Couturier

DIRECTOR - George Michaliszyn

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Points of Contact:
Chief Operating Officer :
Noah Johnston
Condominium Manager :
Catherine Foster



COMMUNICATIONS

Contributions to the newsletter are welcome! If you have something you would like to see covered, please email the editors at info@carletonsquare.com or leave a note at the Administration Building (515 Orkney Private).

How do residents communicate with the Board?

-> To contact Noah Johnston or Catherine Foster at Sentinel Management, email cfoster@sentinelmanagement.com or phone 613-736 7807 ext 110.

-> Residents may drop off a letter at the Administration Building (515 Orkney Private) for consideration by the Board outlining any suggestions or concerns.



Do you want to be part of an active and vibrant community? That's what Carleton Square is all about. And we want you! Get involved a little or a lot. Meet your neighbours from around The Square!

We're looking to establish volunteer groups, like the current and successful Gardening Group, in other areas, such as:

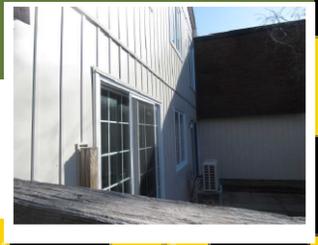
- Communications and Engagement
- Community Events
- Community Safety and Emergency

What is your vision for our neighbourhood? More social? More beautiful? More inclusive? Safer? More transparent?

You can help make it a reality by volunteering for any (or all) of these groups – or even suggest some that we haven't thought of yet!

To ask a question or to volunteer, send an email to carletonsquare@sentinelmanagement.com

Recladding Project



The Board of Directors recently met with the project engineers from BLP and Eric Bekkers from Sentinel to review the recladding project and ensure new board members are fully up to date. We'd like to share a few important updates with you:

◆ Membrane Materials

BLP has confirmed that the grey Soprema membrane (used in later parts of Phase 1) is functionally equivalent to the blue Blueskin membrane (used earlier). Both serve the same purpose and meet project standards.

◆ Wrinkles in the Membrane

Some residents have noticed wrinkles in the membrane, especially in areas installed during cold weather. BLP is not concerned about these – they are cosmetic and not a structural issue. Godfrey Roofing has been directed to smooth out any wrinkles before the new siding is added. Any sections that are damaged or not in good condition will be replaced.

◆ Siding Colour

All new aluminum siding will be installed in Cashmere, a colour chosen by a previous board to create a consistent look throughout the community. Keep in mind that the siding may take on a slightly different look depending on what it's next to, like brick or other materials.

◆ What's Next?

The immediate priority is to finish recladding the homes started in Phase 1. After that, Phase 2 will move forward with work continuing north and west along Kintyre, heading toward Fisher. Homes affected in 2025 will be on the east and north sides of Kintyre.

⚠ Safety Reminder

Please do not enter any construction or restricted areas, including those marked with tarps or caution tape. These areas are off-limits for your safety and the safety of the workers.

We appreciate everyone's patience and cooperation as this important project moves forward. If you have any questions, please don't hesitate to reach out.



Roadway Repairs – Scheduled Work

The Board of Directors has contracted Local Paving and Construction Inc. to carry out essential repairs on designated sections of our roadways. These areas, where large potholes have consistently reappeared over the years, will be cut out, the base rebuilt with new compacted granular material, and repaved with 2 inches of asphalt. These repairs will address the most urgent areas and hopefully prevent potholes from forming each winter in these locations. Our reserve fund study does not project a full resurfacing project until the 2035/36 timeframe.

If you are interested in joining the Garden Group, need help or have questions, contact us by email at gardenccc38@gmail.com or call Jo-Anne 613-226-7698. Happy planting!

ATTENTION

Major repair locations include:

- Front of 415 Kintyre at Trelawny: 3,100 sq ft plus 2 catch basins
- Kintyre and Orkney intersection: 3,200 sq ft plus 2 catch basins
- Front of 336 Kintyre: 2,795 sq ft plus catch basin
- Rear of 517 East Orkney: Catch basin repair (65 sq ft)
- Orkney and East Orkney intersection: 912 sq ft
- Front of 631 Trelawny: 900 sq ft plus catch basin
- Front of 615 Trelawny: Catch basin repair (65 sq ft)

Additionally, 32 other pothole-affected areas will be patched, totaling approximately 750 sq ft.

Schedule (weather permitting):

- **Patching: Week of May 26**
- **Major repairs: Week of June 9**



Please stay tuned for further updates, including any potential impacts to vehicle access or parking during the repair periods.



This is a reminder to all owners and residents that visitors parking is strictly for visitors only. Residents deemed abusing visitors parking will receive the appropriate violations from Carleton Parking without exception.

Unit Modifications

Unit modifications/changes (inside or outside) may not be performed without written documentation to the Board for appropriate approvals. This includes structural changes inside the units, and the new By-law 14 for door bell cameras.



Board Notes

More Friendly Reminders...



Holiday Decor

All Christmas or holiday décor and lighting should have been removed by end of March. (see Rule No. 14)

New Siding

NO items may be screwed and/or attached to the siding walls. NO sheds and/or bbq's to be placed close to the siding walls (within 3ft).

Storage

Storage of items on the common elements (front or back of units) is strictly prohibited.

Landlords/Tenants

Landlords are solely responsible for their tenants. Landlords will continue to receive notifications from the Corporation for any tenants deemed not complying with the rules. (garbage, parking, noise, etc.



Let's work together to keep Carleton Square a clean and enjoyable place for everyone. Thanks for doing your part!

We've noticed some ongoing issues with garbage and recycling at Carleton Square, and we need everyone's help to keep our community clean, tidy, and welcoming.

What's the problem?

The biggest issue is residents putting out garbage on the wrong weeks or leaving out items that don't match the city's collection schedule. Now that our garbage sheds have been removed, we don't have space to store extra garbage. When garbage is left out on off-weeks, it creates a mess and puts extra work on our superintendent — not to mention it's unfair to neighbours who follow the rules.

Here's how you can help:

Know the Schedule

- Garbage and recycling are picked up on Mondays (or Tuesdays if there's a holiday that week).
- Items should not be placed out before 3:00 PM the day before collection.
- All bins and containers must be brought back in no later than 7:00 PM on collection day.

Label Your Bins

- Make sure your green and blue bins are clearly labeled with your house number.

Put Items in the Right Place

- Garbage and recycling must be placed at the old garbage shed locations – items left elsewhere will not be picked up.
- Place your items as close to the curb as possible and avoid blocking the road.
- A few visitor parking spots may be used temporarily for collection – they'll reopen afterward.

Sort Items Properly

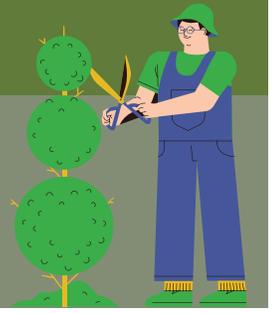
- Follow the City of Ottawa's garbage rules:
 - Furnace filters and styrofoam meat trays are not recyclable; they go in the regular garbage.
 - Electronics and computers should be taken to a Take it Back! depot – not placed at the curb.

Help Each Other Out

- If you see a neighbour putting items out incorrectly, consider giving them a friendly reminder about the schedule.



Landscaping & Gardening



We're grateful for the efforts residents put into making the Square look great! However, any planting or landscaping must comply with **Policy No. 12 - Landscaping and Gardening**. See the Resident's Handbook for the complete policy.

When landscaping around your unit, there are a few important guidelines to keep in mind. Plantings in the common element are limited to a two-to-three-foot border along your unit and fence. You're welcome to add plants, shrubs, or bushes, but they must not exceed the fence height—around 6 feet.

Residents are not permitted to plant trees in their yards or in the common element. In the past, trees planted without approval have often been too close to structures and needed to be removed at the current owner's expense. One resident had to spend several hundred dollars—including City of Ottawa permit fees—to remove a tree from their exclusive-use fenced yard as part of the cladding project.

The landscaper will maintain any grass planted in the common element.

Front and Side Lawn Areas

- Owners may plant in the area directly in front of and beside their house or fence (approximately two to three feet), but they are responsible for maintaining it.
- Plants, shrubs, and bushes are permitted, but must not exceed the height of the fence—approximately 6 feet.
- Landscaping, including anything planted by a previous owner, is the responsibility of the current owner. These areas can become problematic when residents move. If you prefer not to maintain garden beds, consider replacing them with grass or groundcover. Grass planted in the common element will be maintained by the landscaper.
- Climbing plants and vines should be limited to varieties that die back completely in the fall. Virginia creeper is considered invasive and must not be planted. A full list of invasive species is available on the website.
- No planting is allowed beyond the two-to-three-foot border in the common element. This area is maintained by the landscaper.
- Gardens must be regularly maintained. Grass cutting is excluded, as it will be handled by the landscaper.

Exclusive Use Fenced-In Areas (Yards)

- Trees are not permitted in exclusive-use fenced-in yards.
- Shrubs and bushes are allowed, provided they do not exceed the height of the fence.

Common Element

As part of the cladding project, many trees, shrubs, and plants have been, and will need to be removed because they were planted in the common element outside the area permitted by Policy No. 12. These plantings should not be replaced.

- Planting in these areas increases landscaping costs, as the landscaper must work around the added vegetation.
- Some owners, and in some cases, neighbors have planted in the common element without approval. These areas are not always maintained and can become overgrown, especially when owners move. This creates challenges for new owners who may not wish to take on the maintenance.
- In recent years, the Garden Group has been proactively removing seedlings and saplings from front gardens and common areas to prevent issues. This effort will continue in 2025.
- Those units identified with Climbing / creeping vines on common elements (siding of house , fencing) are responsible for their immediate removal as it compromises the integrity of the structures.

Wildlife: Pests

We're fortunate to have an abundance of wildlife that calls Carleton Square home, like cottontail rabbits, Eastern grey squirrels, red squirrels, mice, little brown bats, lots of birds, striped skunks and raccoons. Many human/wildlife interactions can be delightful and entertaining. Not so entertaining is when wildlife gains access to our units, gardens and sheds. Here are tips to keep wildlife at bay.



Ensure Wildlife Doesn't Have Access to your Unit

While most wildlife situations can be solved easily and cost-effectively using humane eviction techniques, there may be times where you need professional help with wildlife removal or to animal-proof your home. There are wildlife control companies that practice a humane approach and take the best interest of both the animal and the client into consideration. Visit [Humane Wildlife Solutions](#) at the Ottawa Humane Society for a list of questions you can ask before hiring a wildlife control company. Another great resource for information on human/wildlife conflicts is the Ottawa-Carleton Wildlife Centre. Two great pages there are [Wildlife Problems](#) and [Mice in My House](#).



Do Not Feed the Wildlife

Feeding wildlife will attract not only squirrels, but also larger wildlife that can be very unpleasant to interact with, such as rats, raccoons and skunks. These creatures, as well as mice, can find a way into our homes, gardens and sheds much more easily than you'd think, especially if there's a food supply. Here are other reasons to not feed wildlife: [Should People Feed Wildlife?](#)

Do Not Leave Garbage in Your Yard That's Accessible to Wildlife

Use garbage cans and compost bins with tight-fitting lids. If an animal can't access a ready food supply, it will move on. If you have space, purchase a sturdy shed to house your waste bins.

