

CARLETON SQUARE

# News & Views

MAY 2023



## IMPORTANT NOTICE

### Large Funding Issue for All Owners

#### Cladding Project

The replacement of the aging stucco walls and aluminum siding has been planned for many years. In the Reserve Fund Studies completed by Patterson Group Engineering in 2017 and in 2020, it was estimated that the project would cost approximately \$1.5 million over the 5 years of the project (2021 to 2025). Funding to the Reserve Fund was based on this information. In 2021, the Board contracted Buchan, Lawton, Parent Consulting Engineers to study and oversee this project. The engineer estimated the cost of the project at that time as being between \$5–6 million. The bids we received from the engineers at the end of March 2023 quoted between \$12.7 million and \$16.9 million. This cost discrepancy is not presently in our Reserve Fund.

#### Water and Sewer System Upgrading

Another project needing our attention are our water mains and sewer systems. These need upgrading in the next 10 years.

The Board is looking at how these projects can best be financed by consulting with financial institutions. Options being explored are: special assessments, increased condo fees, loans and/or a combination of these. Once the Board has solid information, special townhall meetings will be arranged where all owners will be invited to hear directly from the engineer and the financial advisor.

# News & Views

## New Board Members

Catherine MacPherson and Carmen Lefebvre have agreed to and have been appointed to the Board of Directors until the next Annual General Meeting. Thank you for your help Carmen and Catherine.

## Garbage Disposal and Rat Control

Many of you may have seen the CBC video of many rats falling out of the back of a truck. It was quite disgusting and scary. Carleton Square has its share of rats and it is everyone's responsibility to help control them. The Corporation has a pest control contractor come monthly to fill bait boxes throughout the property, but the best way to control rats is to make sure there is no food around for them.



As spring has arrived there is a volume of small, loose debris within the garbage sheds that could not be removed over the winter as these small items became frozen to the ground. Our Site Super is now in the unenviable position of having to remove months of small debris from the inside of the sheds. The City garbage crew will not pick up small loose items from the ground when collecting.

When disposing of garbage, please consolidate waste into bags that can easily be removed or place smaller items in a garbage bin for removal. **Do not** place single dog waste bags on the floor of the garbage sheds. Place your weekly collection into a compostable bag for removal.

Now that we have nicer weather, also look around your backyard for any garbage that may feed or hide rats.

Also please check your calendar and only put garbage out on the designated day.

## Tidy Community

Parents of children are asked to please ensure their children's toys are moved into the backyard each night. It has been noted that some items have been left out and could be a trip hazard for others walking after dark.

Two hockey nets were left out behind the pool and have been placed in the garage for now. However, space in the garage is needed and the owner of these nets needs to claim them and take them to their own yard. If not claimed they will be permanently removed from the property and given to charity.



## Mother's Day Weekend Plans

### Come Out and Meet Your Neighbours

**Get Your Green Thumb Ready.** May 13 between 10:30 a.m. and 4 p.m. small bags of grass seed will be made available to owners who wish to overseed their front lawns.

**Book Sale.** On May 13 the Board plans on having a table set up to sell used books. You can donate your used books and buy new-to-you books. Proceeds will go to the Boys and Girls Club of Ottawa.

## Pool Plans

With the warmer weather many are anticipating using the pool. We have been informed by our lifeguard contractor (H2O) that even though there is a great shortage of trained lifeguards, they have been able to hire guards for the Carleton Square pool. They may not be able to provide two guards on weekends, so the pool may have to close for the guard's breaks and, if there are over 25 swimmers, then some swimmers may have to wait their turn. You will receive updated rules and schedule in early June. Right now the plan is for the pool to open on June 17.

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# News & Views continued

## Cable Wires

Over the winter some cable wires have appeared attached to fences and running along the ground. If one of these cable wires is leading to your unit, it is the unit owner's responsibility to ensure the company (**Bell or Rogers**) returns to bury the cable now that the frost is out of the ground. You, the owner, are the customer and the service provider (Bell/Rogers) owe you the service of burying the cables.

## Lighting

This winter we experienced some lighting issues in the northwest corner of the property. DanCan provided an alternative source like solar lighting. Due to the ongoing underground wiring issues in Carleton Square, the Board is considering this as a viable alternative for the rest of the property.

## Roofs

The resumption of the replacement roofs is set to begin this spring. As reported in the last newsletter, the roof project began last November.

All units involved will be contacted directly as the date approaches for their roof to be completed.

## 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 your form once you have tested your detectors.** Fire safety is for all and we depend on each other.

Please return your form to the Property Manager, Craig Warmington, at [condo38@icondo.ca](mailto:condo38@icondo.ca), or drop off a signed form at the Admin Building.

## 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.

## Report and Notice from the Gardening Group CCC No. 38



The gardening season has begun and once again you will see our volunteer gardening group working throughout Carleton Square. Last year we worked in most of the interior beds. It was great to hear all the positive comments from our neighbours. This year we started early by pruning the lilacs along Meadowlands and Fisher. We will continue improving the interior gardens and the common elements.

The Garden Group is a community building activity. We welcome everyone.

- Come out once or become a regular.
- No experience is necessary. It is an opportunity to learn.
- Flexible times, weekdays and weekends.
- Sessions usually last 30–90 minutes. It is also possible to work independently.

If you are interested in learning more about the Group, joining us or have questions, please contact us at [gardenccc38@gmail.com](mailto:gardenccc38@gmail.com) or call Jo-Anne at 613-226-7698.

## Did you know?

The garden and shrubs outside your fence and in the front of your unit are your responsibility. Some have been planted by previous owners. If you haven't time or interest in taking care of this area, consider replacing it with grass. After a few weeks of watering the grass will be maintained by the landscaping crew. The Board will be supplying free grass seed to residents for these gardens and the Common Element.

# News & Views continued

## Resident Notices

### My Butterfly Pottery

Radek at 507 Orkney wishes to inform his neighbours that he accepts special requests and will have a pottery show in his backyard in the weeks to come. You can drop off a request at his address or email him at [mybutterflypottery@icloud.com](mailto:mybutterflypottery@icloud.com).

### Fragrance-free is the Way to Be

Yay! The weather is nice enough to be outside in our yards and open our windows. However, many people have environmental allergies to strong fragrances. Because we live in a close community, it's important to be mindful of our neighbours. Scented dryer sheet fragrances escape through the dryer vents; you may not smell it in your unit, but it's very evident outside. 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!



## Board Updates



## Contact and General Information

# Introduction to Your New Property Management Team

iCondo Property Management utilizes a management team approach and we are lucky to have Craig Warmington as our dedicated property manager. He is assisted by a Property Administrator, Monica Czamecki, and they are assisted by Norean Harris and a property accountant. The two people you will see on site are Craig and Monica.

Craig will be on the property checking specific areas of concern at various times throughout the week. Monica Czamecki will be at the Admin Building for 2 hours each week where residents can personally bring their concerns. At this time it is planned that Monica will be there every Thursday from 3 to 5 p.m. Her role is more clerical but she can help answer questions and assist with paperwork and, if you have further questions, she can contact Craig directly.

When you send an email to [condo38@icondo.ca](mailto:condo38@icondo.ca) it goes to Craig and the whole team, so all members of the team are up to date on issues.

## How do Residents Communicate with the Board?

### Through our new property management

**Craig Warmington**, General Property Manager and General Licensee, iCondo Property Management, 613-688-1407 ext. 110 or [condo38@icondo.ca](mailto:condo38@icondo.ca)

**After-hours emergency:** 613-688-1407 Option #4

**Email:** [condo38@icondo.ca](mailto:condo38@icondo.ca)

### 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 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>
<b>Monica McGahey</b>	President	Landscaping/Snow Removal, Policies, Volunteer Coordination
<b>Lori Moore</b>	Vice President	Newsletter, Contracts, Policies
<b>David Wituluk</b>	Treasurer	Pool, Volunteer Coordination
<b>Lorraine Neville</b>	Secretary	Contracts
<b>Maureen Couturier</b>	Director at Large	Landscaping/Snow Removal, Pool, Newsletter
<b>Catherine MacPherson</b>	Director at Large	Policy, Landscaping/Snow Removal
<b>Carmen Lefebvre</b>	Director at Large	Newsletter, Contracts, Pool

Be sure to visit [carletonsquare.com](https://www.carletonsquare.com) for events, forms and more!



### 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 [mogaheym258@gmail.com](mailto:mogaheym258@gmail.com) and we'll create an ad for you and place it in the newsletter.

## 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](mailto:carletonsquare38@gmail.com) or leave a note at the Administration Building (515 Orkney Private).

