

NEWS & VIEWS

MAY 2024

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UPDATES

New Board

This is the first newsletter since we elected a new Board of Directors in January, so we would like to introduce you to the new board.

Pierre Hamel	President
Birgitta Endemann	Vice President
Jody McDonnell	Treasurer
Lori Moore	Secretary
Monica McGahey	Director at Large
David Witoluk	Director at Large
Robert Couturier	Director at Large

The board is currently working on rearranging the sub-committees and portfolios, so please see upcoming newsletters for an updates. In the meantime, please see "Around the Square" to discover where you can join and help sub-committees like the Garden Group, the Events Team, and the Communications Sub-committee.

How do residents communicate with the Board?

- To contact Noah Johnston at Sentinel Management, email carletonsquare@sentinelmanagement.com or phone 613-736 7807.
- Residents may drop off a letter at the Administration Building (515 Orkney Private) for consideration by the Board outlining any suggestions or concerns.
- The Board holds special meetings the third Thursday of each month (with the exception of June, July, August and December) specifically to meet with residents about concerns or proposals they may have. Email info@carletonsquare.com to request to attend. A short letter outlining the issue should be emailed or dropped off at the Administration Building in advance.

Communications Group

Website

We are pleased to announce that a Communications Group has been established and will update and maintain the new Carleton Square website starting this spring.

Newsletter

As well, the Group has finalized a schedule for the newsletter, and it will be publish the 15th of every second month, starting with May 15, 2024. If you would like to see something in the newsletter, please make sure that the Communications Group has your content *before* the last day of the month prior to the publication month. Content or inquiries can be sent to info@carletonsquare.com and we'll be in touch!

Events Group

Are you interested in helping the Events Group plan some fun events around the square?

We're looking for anyone who likes to have fun and work as a team to join this group of inspired individuals to plan events like Canada Day celebrations, Carleton Square 50th Anniversary Party (that's this year!), the always popular Festival of Lights, Pumpkin Carving Contest, and much more.

If you want to join this group, or you have ideas for an event, we really want to hear from you. Simply email events@carletonsquare.com and let's plan to have some fun!



FEATURE: GARDENS

Gardens

People are beginning to think about their gardens. We appreciate the work residents do making the Square attractive, however there are policies to consider when landscaping around your home or in the common element of the Condo. Gardens — even those planted by previous owners — are the responsibility of the current owner.

If you don't want to weed or take care of plants, consider replacing them with various ground covers, sod or grass. The landscaper will cut grass in the common element.

Policy No. 12

(see Residents' Handbook for the complete policy)

Front Lawn Areas

- The **area between the front of each house and the sidewalk** may be regarded as an area for which the owner should accept horticultural responsibility (grass cutting excluded).
- This also applies to an area approximately **two to three feet in width** from the exterior of each unit's fence.
- Owners may plant shrubs, **not trees**. Shrubs should be maintained at a height below the top of the main floor windows.

Exclusive Use (Fenced-in) Areas

- Trees are not permitted to be planted in these areas.
- Climbers and vines should be restricted to those with foliage (and stem) which dies in the fall.
- There are no restrictions on shrubs and bushes other than that the **height be restricted to the top of the fence line**.

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Call for Volunteers

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 volunteer@carletonsquare.com or call Arlene Trudeau at 613-266-0315.

Get involved and show you care about The Square!

Are you a website expert, have WordPress experience (or other CMS system), or do you know someone who is?

If so, the Volunteer Communications Group needs you! Now that we have our own website — carletonsquare.com — we need web development experts to populate and maintain it in WordPress.

If this is you or you know someone who can help, please email info@carletonsquare.com. Pierre Hamel can speak to the technical elements and we're happy to get you up-to-speed if you only know the foundations.





The Garden Group

In the last three years the volunteers have:

- Replanted six of the eight garden beds (over 100 plants and 200 bulbs) pruned existing bushes and lilacs.
- Made improvements to the common element
- Monitoring and removed invasive species.
- Removed seedlings and saplings from front gardens and the common element before they become an issue.
- Provided information to residents.

Invasive Species continue to be a problem, residents may not be aware that a plant is invasive as they are unfortunately sold in garden centres. If you have questions about plants, contact gardenccc38@gmail.com

Carleton Square invasive species include:

BUCKTHORN There is a provincial wide campaign to remove them. It is a sold as shrub with grows quickly, has a very dark green leaf late into the season and purple berries when mature. The purple fruit is very attractive to birds and squirrels which contribute to new plants. Unfortunately, there are probably Buckthorns inside resident's yards.

We have removed a number of these plants in several locations. The Condo's contractor had to remove two large 15-foot fruit-bearing trees in 2022.

For more information: invadingspecies.com/invaders/plants/common-buckthorn.

DOG-STRANGLING VINE will smother and kill trees and plants and must be removed by the root.

VIRGINIA CREEPER can grow 50 feet in one season, easily invading neighbouring yards and the common element damaging fences and cladding. It has spread beyond yards and has killed many of cedars along the St. Pius fence.

FALSE SPIRAEA resemble sumacs and they spread by running roots and easily become a problem moving into neighbouring yards.

AGGRESSIVE PLANTS are an issue for your neighbours. They will spread under fences to yards and the common areas. A small planting can become a out of control very quickly. Raspberries and black berries are a perfect example of an aggressive planting. Six raspberry plants can grow to a patch 50 feet long and 6 feet wide in a few years and are a nightmare to remove.

We live in close quarters please be considerate when planting. If you see burdock or Canadian thistle (not a native plant) pull it out.

For more information on invasive species: invadingspecies.com/invaders/terrestrial-plants.

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!



How Walkable is Our Neighbourhood? Very!

Did you know that we have an abundance of shops and services within a short walk of Carleton Square? And there are several natural areas great for walks close by.

We have a fantastic grocery store (Farmer's Pick) about 900 metres east in Rideauview Mall. It includes a pharmacy, framing shop, barber shop, dry cleaner, restaurants, Service Canada, and so much more in the same area. Across the street on Meadowlands is an oil changer, another

pharmacy, McDonald's, a veterinarian, walk-in clinic, and many more shops and services.

Across the street at Fisher and Meadowlands in the Parkwood Hills plaza are more services, shops and restaurants, including a bakery, pharmacy, medical clinic, and an amazing sandwich shop.

For beautiful walks, Moffat Farm Veterans Park is only two kilometre away and offers a natural setting with lots of opportunity

for bird watching. Also about two to three kilometres away are Hog's Back Park and Mooney's Bay Park and Beach, great places to explore, photograph, and relax. The Arboretum and Central Experimental are also close by and offer lots to see every season.

Let us know what other gems you've found in our walkable neighbourhood and we'll feature it in the newsletter! Email info@carletonsquare.com.



Lighting

We continue to experience ongoing lighting issues in various places throughout the property. DanCan Electric has given the Board an overview of some of the problems and complexities of the underground wiring, and some possible alternatives going forwards. Those may include installing exterior lights on the side of some units to light common areas, and using solar lighting where feasible. Now that the warmer weather has arrived, we will be working to determine solutions and will notify the community with updates on an ongoing basis. Stay tuned.

Roofs

The start of the final portion of the current roof replacement will begin this spring. All units involved will be contacted directly as the date approaches for their roof to be completed. The Board is working hard to move forward with a robust, going-forward plan regarding roof replacement and maintenance, and news of that new direction will be available in upcoming newsletters later this year.

Attic and Basement Inspections

For safety and insurance reasons, and for the health of our buildings, we are required to inspect the attic spaces of all units from time to time. This year is that time. We are working on finalizing who will be working on this project and what the inspection schedule will be, but we will make sure that information is available very soon and well in advance of any inspections.

In conjunction with these inspections, we will be checking certain basements for the presence of valves that were installed into one unit in each block at the time of construction back in 1974, but never documented. With the weather events of the recent past, we now recognize these as potential for water ingress and, if working properly, possibly a mitigation item for that ingress. We have contracted DSQ Plumbing and Environmental to investigate and propose a going-forward plan for repair/replacement if needed. To that end, we will be looking at many basements during the attic inspection opportunity to document where and how many of these valves are installed in Carleton Square. Your co-operation in this is truly appreciated.

Cladding Project Update

The Board has now contracted Buchan Lawton Parent Ltd. (BLP) Consulting Engineers to work with our selected contractor, Godfrey Roofing, on Phase 1 of the cladding replacement project. This phase will allow us to repair the most affected Court homes on the east side of the property, as well as some others. There will be some requirements for the units involved in this phase, including decking removal and other structures and items from the first six feet of the walls to be replaced. We are working on an information package that will outline this, and we will be posting an FAQ and regular updates on the website going forward. We hope to schedule a Town Hall meeting for all owners in the early summer to discuss the project, scope, costs, and the financing. The Board understands that there has been some trepidation regarding the uncertainty around this project, but we will be providing a clear and definitive picture so that we all know what will happen and why we are doing it.



UPDATES: POOL

Swimming Pool News

You may have noticed a lot of work going on in the pool this spring. We are working very hard to get the pool up and running and in great condition for everyone this summer. There's a lot to tell you about.

Firstly, we had a crew come in to blast and repair some small issues with the pool. Then they completed that with an epoxy coating so that the pool is properly sealed and, as you can see, a beautiful blue colour. This was a large portion of the work, but not the only work that was required.

Now we will be moving to the mechanical side of things, and there are two key elements there: the filter system and the heater. The filter system had some installation and repair problems from the past that require some major re-working, and we contracted a crew of trained specialists that are coming in to fine-tune that system before summer. That same contractor is able to get our heater up and running once the filter system is going, so we should be able to get all the mechanical work done in short order.

We have a tentative opening date of June 14 and we are on schedule to meet that, but there are still some factors that may delay that date by a week or two given the complexity of the work being done. All information regarding the pool will be posted on the website's Pool Page that can be found here: carletonsquare.com/pool, and that will include notices, schedules, rules and regulations, and anything else pool related.

So get ready to take a dip this summer. It's looking to be a hot one!



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 mccahey258@gmail.com and we'll create an ad for you and place it in the newsletter.



AROUND THE SQUARE

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!



AROUND THE SQUARE: OUTDOOR CATS

Carleton Square Cats

We love our furbabies, especially our many Carleton Square cats! If you let yours outside to roam, here are just a few reasons to consider keeping it indoors:

Outdoor Cats Have a Shorter Lifespan

Outdoor cats have an average lifespan of only five years, compared to an indoor cat that can live to 18 or 20. Stray cats can spread diseases like feline leukemia, rabies, and feline AIDS. There are other risk factors, too: poison, bad weather, cat attacks, coyotes, raccoons, and motor vehicles. Don't face the heartbreak of a cat that doesn't come home!

Cats are Natural Hunters

Even well-fed cats will hunt and kill mice and birds. Right now there are many different species of birds starting their nests here in Carleton Square, and we'd like to see them succeed with their babies! **Many baby birds will spend over a week hopping around on the ground before they can fly, so they're prone to cat attacks. Each year in North America, outdoor house cats kill billions of small mammals, reptiles, and birds.** This has a very negative impact on wildlife populations. House cats have been listed among the 100 worst non-native invasive species in the world: capitalcurrent.ca/keep-cats-inside-to-reduce-toll-on-birds-small-mammals-and-other-urban-wildlife-conservation-experts.

Indoor Cats are Happy Cats

Even if your cat meows to be let outside, indoor cats are completely happy. A cat that lives indoors for its entire life is not missing out and is healthier. Cats will adapt to their situation and adjust to being indoors.

Please Be a Responsible Cat Owner

If you insist on letting your cat outside, please follow these recommendations:

- Ensure your cats are spayed or neutered
- Take them for regular checkups at your vet clinic
- Stay up-to-date on all your cat's vaccinations
- Have your cat microchipped in case they get lost
- Outfit them with a bright collar with a bell so birds can hear them.



The wildlife that calls Carleton Square home thanks you for keeping your cat indoors!

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 info@carletonsquare.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!