

CARLETON SQUARE

# News & Views

OCTOBER 2021

*Happy Autumn!*

## Farewell to summer and hello to fall and winter!

It is time to start preparing for the inevitable (say it isn't so!)...winter—readying your garden, raking leaves, getting out the snow shovel from storage and mentally preparing yourself for the start of Daylight Savings Time starting on November 7. As if that wasn't enough to think about, we would like to remind you of a few more important things to take care of before the temperatures are below freezing and the snow starts falling:

- Remove garden hose from the outdoor tap. This will allow any water in the tap to drain before it can freeze and damage the tap.
- Cover your air conditioner and move outdoor items away from your unit. Snow and ice falling off the roof can damage items.
- Check and repair caulking around entrance points such as central air units, dryer vents and outdoor taps.
- Clean out your eavestroughs after the leaves have fallen.
- Do not store anything in a window well, including plants.
- Check your weather-stripping and replace as needed.
- **Rats** are still a problem. Please clear your garden of anything that could become a nest for rats.

While you are getting the garden ready for winter please also take a few minutes to move any dirt that is pushed up against the fence (inside and outside your private use yards). This will save the boards from rotting.





# National Day for Truth and Reconciliation

September 30, 2021 marked the first [National Day for Truth and Reconciliation](#) in Canada as a time to honour the lost Indigenous children and the survivors of residential schools. It was heart warming that children in Carleton Square made art to honour the children who died and to recognize

that Indigenous people are still suffering as a result of colonialization in Canada. Hearts were hung on the fence and a heart garden was planted to remember. Thanks to Summer and the other parents who organized this important activity!



## Road safety in Carleton Square

Residents have raised concerns that cars driving the roads in Carleton Square appear to be **driving faster than the posted speed limit of 15 km/hr.**

Drivers in our community must always watch out for children at play and pedestrians crossing our roads and it's important to slow down. Please respect the speed limit in our community.

Shortly after Halloween (October 31), the temporary speed bumps (or 'sleeping soldiers') will be removed. The speed bumps need to be removed for annual snow removal **but the speed limit remains 15 km/hr.**

## AGM and Board positions

Our Annual General Meeting (AGM) will be held this year on Wednesday December 8, via videoconference, and you will receive an AGM information package in the coming weeks. There are 3 Board of Director positions up for election and you are invited to consider running for a position. The information package will contain the forms for any owner who wishes to run for the Board.

**Chuckle of the month. (Can you relate?)**

My kids asked me what it was like growing up in the 80S.....so I took their phones away & turned the internet off 🤡🤡

# Messages from your Carleton Square neighbours



## Garden Group Fall Update

*There was a great response to the formation of the Gardening Group!*

A good number of residents have volunteered and we received offers of plants for spring. Thank you all.

Our average a work session lasts from an hour to 1.5 hours (it is amazing how much can be done in that time). To accommodate different schedules, some volunteers are working on their own and or with other members. We are very flexible working during the week as well as on weekends.

Our first project was an assessment and inventory of the common element beds. We identified a number of **Buckthorn shrub/trees** growing in Carleton Square. This is an **invasive species** that will damage other plants and trees. It grows quickly, has a very dark green leaf late into the season, and has dark red and purple berries when mature.



[treecanada.ca/resources/tree-killers/common-buckthorn](http://treecanada.ca/resources/tree-killers/common-buckthorn)

Volunteers removed a number of small shrubs/trees including the roots (a necessity) in several locations. The Condo's contractor had to remove two large (15-ft) fruit bearing trees and has treated the roots to ensure they do not come back (non-toxic to humans and animals).

The purple fruit is very attractive to birds and squirrels. Unfortunately, there are probably Buckthorns inside residents' yards. If you need help to identify Buckthorn, please contact [gardenccc38@gmail.com](mailto:gardenccc38@gmail.com).

For more information:

[invadingspecies.com/invaders/plants/common-buckthorn](http://invadingspecies.com/invaders/plants/common-buckthorn)

This season the volunteers have:

- Completed the assessment and inventory of the common element beds.
- Weeded all the beds, pruned roses, trimmed shrubs (26 compost bags filled on counting).
- Relocated some perennials.
- Added compost to all the beds to prepare for spring planting (ongoing).
- Removal of rogue saplings (ongoing).

Over the winter we hope to meet and plan for spring fun and we welcome more members!

If you have suggestions, questions or are interested in joining the group, please contact: [gardenccc38@gmail.com](mailto:gardenccc38@gmail.com) or call 613-226-7698.

Take care,  
The Gardening Group

# Do you like knitting?

Debra Dynes Family House, serving local low-income families, needs knitted winter scarves, hats, and gloves for its *Safe and Warm* programme. Items for all ages are needed and welcome.

If you have handiwork to donate, please contact Debra Dynes at [info@debradynes.ca](mailto:info@debradynes.ca) or [andrew.hubbertz@gmail.com](mailto:andrew.hubbertz@gmail.com). (Andrew is a Carleton Square resident.)

The Debra Dynes Family House has been helping families and individuals in Prince of Wales/Meadowlands area since 1995. It's a multi-service organization that assists neighbors in meeting their emergency and ongoing needs. The food bank is one of the most needed and used of these services. For more information on Debra Dynes, see [debradynesfamilyhouse.com](http://debradynesfamilyhouse.com).

Debra Dynes has welcomed gently used clothes as well, however under COVID conditions this activity is suspended for now.



## More messages

- When putting out blue, black and green recycling bins on the curb and around the garbage sheds, it is really important to always leave enough room for walkers, wheelchairs and strollers to pass by. Please also ensure that your bins do not block the curb ramps that are installed to accommodate these mobility devices. If the sidewalks and mobility ramps are blocked with bins, people using mobility devices won't be able to pass and this is a safety concern. Your kindness and consideration of your neighbours will be greatly appreciated.
- Coyotes have been observed in our area! Might be time for your kitty to sleep inside and stay safe.
- Please remember to cut the straps and dispose of all disposable face masks in your garbage can. Wildlife can become entangled in the straps of these masks.
- Dog poop bags have been found on the lawns of residents who do not own a dog! Please always poop and scoop and dispose of the bags in your unit garbage or compost.

# About our water bill

As you know, water is included in the monthly Condominium Fee. Just because we pay for water in the monthly *fee* does not mean that the water we use is *free*. As of the end of August we have paid the City of Ottawa over \$177,000 for water. By the end of this fiscal year we will have paid the city over \$200,000 for the water we used.

In the last newsletter, we included some alternate, no-cost ways to obtain water for your garden. In this edition, we'll discuss how low-flow water fixtures can reduce our consumption of water.

A low-flow fixture is a water saving plumbing fixture designed to achieve water savings by having a lower water

flow rate or a smaller water quantity per flush. Some of these low-flow fixtures are sink faucets, showerheads, and toilets.

In Canada, provincial and municipal building codes set the requirements for plumbing fixtures to be defined as low-flow.

Low-flow fixtures save water over conventional fixtures by having a lower flow rate while still maintaining good performance. So, if you are considering updating the fixtures in your kitchen or bathroom we encourage you to select water- and money-saving low-flow fixtures.



# Important information about changes to the insurance deductibles for C.C.C. #38

The Board of Directors at their meeting held on September 30, 2021 passed a motion to increase the deductible under the Corporation Insurance Coverage for All Other Perils from \$5,000 to \$10,000 per claim. This means that any owner making a claim under the Corporation Policy under the heading All Other Perils will be required to pay the \$10,000 deductible. This change will come into effect on **October 31, 2021**.

It is strongly recommended that all owners check with your Insurance Broker to make sure that you have enough Insurance Deductible Coverage under your own policy. Also please note that if you have a claim for Sewer Back up, Water Damage or Freezing the deductible you will be required to pay remains at \$15,000.

A copy of By-law No. 5 (Insurance Deductible By-law) can be found in your copy of the Resident's Handbook. The content of the new Insurance Certificate for 2021–2022 is as follows:

## Gifford Carr Insurance Group

Certificate of Insurance as represented by **Aviva Insurance Company Of Canada** (Herein called the Company)

**Insured:** Carleton Condominium Corporation Number 38

**Additional Insured:** All Registered Unit Owners From Time To Time

**Location of Risk:** 301–466 Kintyre Pvt., 501–555 Orkney Pvt., 601–655 Trelawny Pvt., 1487–1523 Fisher Ave. & 1029–1109 Meadowlands Dr., Ottawa, ON

**Amount of Insurance on Building:** \$62,110,500.00

### Deductibles:

- All Other Perils: \$10,000.00
- Earthquake: 5% of \$62,110,5600.00 (Minimum of \$100,000.00)
- Flood: \$15,000.00
- Sewer Backup, Water Damage & Freezing: \$15,000.00

**Effective & Expiry Dates:** October 31, 2021 to October 31, 2022

**Loss Payable: The insured and all registered mortgagees who are from time to time secured by the lands and properties of Carleton Condominium Corporation Number 38**

## Direct Damage

The Company named above hereby cover the Insured for the perils of insurance described, subject to the terms and conditions of **Policy Number 81247558** and its attached forms. This Certificate verifies that full Insurance of Value based on the replacement cost, as provided by the Insured at the inception of the policy and each subsequent renewal thereof, has been effected on all buildings owned by the Corporation, excluding Individual Owners Improvements made at the time of or after the original purchase or as described in the standard unit

bylaw. The Insurance reads in the name of **Carleton Condominium Corporation Number 38** and the persons who from time to time become owners of individual units.

## Liability Insurance

This Certificate further certifies that the interests of **Carleton Condominium Corporation Number 38** and the persons who from time to time become owners of individual units are covered for Comprehensive General Liability under **Policy Number 81247558** of this Insurer, such provides protection for claims arising out of the ownership of the property described above. It should be noted that this liability coverage does not, in any way, provide Personal Liability Insurance for the Individual Unit Owners. This policy may be cancelled at any time on written consent of the Condominium Corporation to the Insurer, or by the Insurer giving sixty days notice in writing to the Insured. Cancellation must be in accordance with the cancellation clause contained in the Master Policy. In witness thereof, the Insurer through their duly Authorized Representative for this purpose have executed this agreement dated at Ottawa, Ontario this 31<sup>st</sup> day of October 2021 It is understood that this Certificate does not purport to describe all of the terms and conditions of the policies described above. Reference should be made to the Master Policies as effected by the Board of Directors of the Condominium Corporation.

# Contact and general information

## How do residents communicate with the Board?

- **By telephone:** To contact Norean Harris of PMA Realty Consulting Ltd., our Property Manager, call 613-742-5778, ext. 234.
- **For emergency issues:** (i.e. water leaks, floods, etc.) that need to be addressed immediately, call 613-239-4586. A PMA representative will return your call immediately.
- **By email:** Residents may email Norean Harris at [norean@pmamanagement.com](mailto:norean@pmamanagement.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 4<sup>th</sup> 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.

## 2021 Board of directors and portfolios

*President:*

**Monica McGahey**  
Landscape, Newsletter

*Vice President:*

**Jennifer Harju**  
Policies, Newsletter, Contracts

*Treasurer:*

**David Wituluk**  
Landscaping, Pool

*Secretary:*

**Matthew Symonds**  
Contracts, Snow Removal

*Director-at-Large:*

**Lorraine Neville**  
Policies

*Director-at-Large:*

**Catherine MacPherson**  
Policies, Pool

*Director-at-Large:*

**Beth Rintoul**  
Newsletter, Contracts, Pool

## 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](http://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 CCC38.

### Neighbourhood Watch Co-ordinator

Dave Dore: **613-723-7500**

**2021**  
DATE TO  
REMEMBER

**Annual  
General  
Meeting –  
DEC. 8**

### 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).

*Special **thank you** to Sandra Hamel for always making this newsletter look so beautiful!*