

Carleton Condominium Corporation No. 86

2023-2024 WINTER NEWSLETTER

To All Unit Owners/Residents:

With winter approaching, the corporation's roofing contractor P&G is in the process of finishing some roof shingle replacement on several units. The work will include a Maxivent modification which will increase ventilation and provide better pest protection. Affected units will be notified should any further accommodation be required.

We hope you find the information in this newsletter to be a useful reference for resources and guidelines for living in this community. Let's keep our Condo a beautiful and enjoyable place to live.

Board of Directors

The Board of Directors for C.C.C. No. 86:

<u>Name</u>	<u>Position</u>	<u>Address</u>
Candace Beaupre	President	1765
Eileen Tipping	Vice-President	1811
Tania Chevalier	Secretary	1673
Mona Obagi	Treasurer	
Sheila McFarlane	Director	1805

The Board of Directors meets regularly to go over Corporation business. Please email any concerns or maintenance requests to the Property Manager: (reception@ppma.ca).

We suggest that each unit owner review their Declaration to determine whether their concern falls within the Corporation or the owner's responsibility.

Join the community's **Facebook group "Stoneridge North CCC 86"** for a space to meet, chat, share stories, and get updates on the community.

Condo forms are available at:
www.pmmacondos.com/forms

Condo documents are available at:
www.pmmacondos.com/86
Password: **StoneridgeN86**

Property Management Company

Premiere Property or PPMA may be reached by email (reception@ppma.ca) or in person at:

Eric Marques

Premiere Property Management Associates
2049 Meadowbrook Road 613-236-3902
Ext. 21 for Parking & Maintenance

Garbage

Garbage collection day is Monday (Tuesday in case of holiday). Garbage/waste must be put out **after 6:00 pm on Sunday** (Monday in case of holidays). **Green bins and regular garbage bags are picked up weekly** (at the Condo's extra cost). **Furniture and large items** are only collected along with **Blue bin** recycling. Blue bin pickup (glass, metal, plastic, tetra packs) alternates with Black bin (paper/cardboard) pickup. A calendar is attached herein. See: ottawa.ca/recycling for info and more. You can sign up for email, text or app reminders or search the *Waste Explorer* to learn what waste goes where.

Appliances such as stoves, refrigerators, freezers, washers, dishwashers, dryers, hot water tanks, and air conditioners, as well as **toxic waste**, all electronics, and construction material are not collected with your regular garbage. See the City website's *Waste Explorer* or call 311 for help. **Report anyone dumping these items, or dumping at the wrong time, so that they may be charged back.** Otherwise, it costs you for the cleanup.

Bins and boxes used for garbage and recycling must be collected after pickup and brought inside or to your backyard. Starting in November, **bins left at the pad or at the front of the unit after Tuesday (or Wednesdays in the case of a holiday) will be collected with the unit being charged back.** Put your garbage in bins or large bags and follow the signage at the garbage pads.

Secure your garbage, your recycling (especially paper), and flatten your cardboard. Reducing loose waste reduces pests, litter and the costs associated with cleanup and pests.

Parking

Register your visitors for overnight parking (2:00–7:00 a.m.) at www.carletonparking.com or by calling 613-725-6621. Visitors can park for up to 3 nights in any 7-day period. For longer use of visitor parking, you will need permission from the Property Manager. All other use of visitor parking is a prohibited and will result in the ticketing and/or towing of vehicles at the owner's risk and expense.

Parking Rules:

- a) Visitor parking is strictly for visitors – residents will be ticketed and/or towed.
- b) Vehicles such as trailers (of any kind), trucks longer than a panel truck, tractors, unlicensed and/or inoperative cars and trucks, are not permitted on the property.
- c) Parking and stopping is only permitted in the parking spots as the rest of the lot is a fire lane. Caregivers, make ensure parents park in visitors when getting their kids.
- d) Residents are not allowed to drive or park any vehicle on the grass or sidewalks. A minimum \$150 bill will be sent to those caught doing so, along with the cost of any asphalt or landscaping repair.
- e) Ensure your guests use visitors parking. Residents can ticket and tow any vehicle from their spot by calling 311.
- f) Motorcycles are not allowed on the grass or sidewalk. They may share a spot with a car if nothing sticks out into the road.
- g) Major vehicle repairs are not permitted in parking areas. Any damage caused to the parking area will be the financial responsibility of the unit owner.

Playing in Parking Lots

For safety reasons, we ask that parents ensure their children play in the playgrounds and greenspace instead of in the parking areas. This will prevent serious injury to the children and save the parents from paying for any damage to resident/visitor vehicles.

Snow Removal

KJoly will be carrying out snow removal operations for 2023-2024. They will attempt to clear sidewalks by 7:00 a.m. after snowfall. The priority will be opening a centre path in the parking lots.

Snow will be piled in the visitors parking areas until it can be removed which will be within 24 hours after all clearing operations have finished. Please keep children away from these areas as they may not be safe.

After major storms, clearing may take over 24 hrs. The crews have likely been working 36 straight and are doing what they can.

The Contractor returns later that day to clear parking spots, so move your vehicles for them to clear your spot. Please wait for the contractor to finish clearing the lot before returning your car to your spot.

If you leave your vehicle parked during the day and you bus to work, please arrange to have the vehicle removed during the day in order that your parking spot may be cleared. Otherwise, it is your responsibility to clear, scrape and salt around your car to keep the area safe. Do not expect the Contractor to return at night to clear your spot.

When a storm occurs on a weekend, the Contractor may return on Monday for the parking spot clearing if few residents move their vehicles.

We remind all residents to clear their own walkway and stairs. Canada Post may refuse to service you otherwise. **Abuse/overuse of communal salt/grit will result in a charge to the responsible unit. Please be reasonable as it is costly. Salt abuse also causes the step to corrode and spald (deteriorate).** Units showing rapid and serious salt-deterioration may be charged for the cost of repair.

Insurance Deductibles

The deductible for standard perils remains at \$10,000, with water claims at \$25,000. Please ensure you have coverage for this cost.

Pet Control

The safety of our residents is a top priority, for this reason, dogs must always be leashed when on walks, or in the backyards. We also ask that as a courtesy to your neighbours please avoid having animals urinate on the lawns and gardens of other units, encourage them toward your own lawn or public land. Pet owners are responsible for their pets and the droppings they leave behind, if you see a pet owner failing to do so, please send a picture to the office so they may be sent the very high bill for feces collection. Even in your rear yard, droppings should be collected every day or two. Residents letting feces pile up will be responsible for high costs.

Cat owners must also be more responsible and not allow their pets to roam the development at will. Please be aware that poison is used to treat pests in the area and outdoor cats may fall victim to it.

Appearance - Decorations

While seasonal and holiday decorations are encouraged, do not screw anything into the siding, stucco, or exterior of the building. This can cause leaks and rot in your unit which are expensive to repair and may be charged back. All decorations must also be removed within a month of their related event. As much as we appreciate the effort, having them on too late undermines the way the neighbourhood looks.

Anyone requiring a window AC in the front must provide a 2024 doctor's note before doing so. All window AC units should also be removed by this time of year.

Smoke & Carbon Monoxide Detectors

Unit owners are reminded that smoke detectors must be operational and up to code. You may wish to consider replacing the existing electrical detector with a 10-year battery type that also detects CO. Carbon monoxide detectors are required near all sleeping areas and gas appliances. Detectors are the responsibility of the unit owner

Fences

Nothing is to be screwed into the fence. Nothing can be hung or stored on the fence.

Vandalism

Please report all incidents of crime, vandalism, or suspicious activity to the Ottawa Police, and then to the Property Manager (ideally with a police case number).

Water Consumption

The largest expense for the Condominium Corporation is the water bill, making up a quarter of your condo fee. Keeping water costs down is the easiest way to keep the fees down. This can be achieved by practicing proper conservation habits such as:

- inspecting all plumbing fixtures for leaks or toilets for water running into the bowl;
- using water saver shower heads;
- ensuring all outside water faucets are properly turned off and reporting any defective faucets (outside only) to the Property Manager.

The owners/residents of the following units (1603, 1627, 1647, 1671, 1687, 1705, 1723, 1741, 1767 and 1809 Meadowbrook Road) have the main water valve for the block. Be careful not to shut off the valve for the whole row instead of your unit valve.

Hoses and Exterior Water Taps

Be sure to shut off water to your outside taps. Leaving taps or hoses on risk flooding.

Telephone and/or Cable Installations

Do not drill new holes through the exterior without permission. Use existing cables when possible. Do not run lines on the exterior of the unit and ensure they promptly bury the cables.

Stay warm as the weather gets colder!

***The Board of Directors
Carleton Condominium Corporation No. 86***

Collection Schedule

1595 MEADOWBROOK RD



Blue : Blue bin | Y : Yard trimmings | Green : Green bin | G : Garbage | Black : Black bin | Holiday

November 2023

S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6 Blue, Y, Green, G	7	8	9	10	11
12	13 Y, Black, Green	14	15	16	17	18
19	20 G, Green, Blue, Y	21	22	23	24	25
26	27 Green, Y, Black	28	29	30	1	2

December 2023

S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4 Blue, G, Green, Y	5	6	7	8	9
10	11 Black, Y, Green	12	13	14	15	16
17	18 Y, Blue, G, Green	19	20	21	22	23
24	25	26 Black, Green, Y	27	28	29	30
31	1	2	3	4	5	6

January 2024

S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8 Green, Black, Y	9	10	11	12	13
14	15 Green, Blue, G, Y	16	17	18	19	20
21	22 Y, Black, Green	23	24	25	26	27
28	29 Blue, Y, G, Green	30	31	1	2	3

February 2024

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5 Green, Y, Black	6	7	8	9	10
11	12 G, Green, Y, Blue	13	14	15	16	17
18	19	20 Black, Green, Y	21	22	23	24
25	26 Blue, G, Y, Green	27	28	29	1	2

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Collection Schedule

1595 MEADOWBROOK RD



Y : Yard trimmings | Green : Green bin | Black : Black bin | G : Garbage | Blue : Blue bin | Holiday

March 2024

S	M	T	W	T	F	S
25	26	27	28	29	1	2
3	4 Y, Green, Black	5	6	7	8	9
10	11 Y, G, Blue, Green	12	13	14	15	16
17	18 Y, Black, Green	19	20	21	22	23
24	25 Blue, G, Y, Green	26	27	28	29	30
31	1	2	3	4	5	6

April 2024

S	M	T	W	T	F	S
31	1	2 Green, Black, Y	3	4	5	6
7	8 Y, Green, Blue, G	9	10	11	12	13
14	15 Y, Green, Black	16	17	18	19	20
21	22 G, Blue, Y, Green	23	24	25	26	27
28	29 Green, Y, Black	30	1	2	3	4

May 2024

S	M	T	W	T	F	S
28	29	30	1	2	3	4
5	6 G, Y, Green, Blue	7	8	9	10	11
12	13 Green, Black, Y	14	15	16	17	18
19	20	21 Blue, G, Y, Green	22	23	24	25
26	27 Y, Green, Black	28	29	30	31	1

June 2024

S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3 Blue, Y, Green, G	4	5	6	7	8
9	10 Green, Y, Black	11	12	13	14	15
16	17 Y, Green, G, Blue	18	19	20	21	22
23	24 Y, Black, Green	25	26	27	28	29
30	1	2	3	4	5	6

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Collection Schedule

1595 MEADOWBROOK RD



Y : Yard trimmings | Blue : Blue bin | G : Garbage | Green : Green bin | Black : Black bin | Holiday

July 2024

S	M	T	W	T	F	S
30		1 Y, Blue, G, Green	2	3	4	5
7	8 Green, Y, Black	9	10	11	12	13
14	15 G, Green, Y, Blue	16	17	18	19	20
21	22 Black, Y, Green	23	24	25	26	27
28	29 Green, G, Y, Blue	30	31	1	2	3

August 2024

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4		5 Black, Y, Green	6	7	8	9
11	12 Y, G, Green, Blue	13	14	15	16	17
18	19 Green, Y, Black	20	21	22	23	24
25	26 Green, Y, Blue, G	27	28	29	30	31

September 2024

S	M	T	W	T	F	S
1		2 Black, Y, Green	3	4	5	6
8	9 G, Blue, Y, Green	10	11	12	13	14
15	16 Y, Black, Green	17	18	19	20	21
22	23 Blue, Y, Green, G	24	25	26	27	28
29		30 Y, Green, Black	1	2	3	4

October 2024

S	M	T	W	T	F	S
29	30	1	2	3	4	5
6	7 Y, Green, Blue, G	8	9	10	11	12
13		14 Y, Black, Green	15	16	17	18
20	21 Blue, G, Y, Green	22	23	24	25	26
27	28 Green, Black, Y	29	30	31	1	2

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