



www.clubcitadelle.com

THE POOL AND THE CLUBHOUSE ARE NOW OFFICIALLY OPEN. THE POOL WILL STAY OPEN UNTIL THE LAST WEEK OF AUGUST 2022. NOTIFICATION WILL BE GIVEN SHOULD HEALTH RESTRICTIONS CHANGE DURING THE SUMMER. YOU CAN PICK UP YOUR FOB FOR ACCESS TO THESE FACILITIES AT THE CLUBHOUSE ON WEDNESDAY EVENINGS BETWEEN 6 AND 8 PM. YOU MUST BRING A PIECE OF ID IN ORDER TO OBTAIN A FOB. THE COST PER FOB IS \$25 PAYABLE TO RCC 9.

Welcome!

We welcome all new owners and tenants to Club Citadelle. Should you have any questions about our unique community, we encourage you to contact our Property Management Company, Strata Management Inc, or visit the Clubhouse on Wednesday evenings between 6 p.m. and 8 p.m. to meet the Clubhouse Attendant, who is responsible for issuing electronic access devices (fobs), renting the party room, and providing necessary forms which need to be completed **before** proceeding with any modifications to your condo unit or “exclusive use” yard.

Tenants should contact their landlords, if they have any questions. We remind owners, who lease their unit(s), are obliged to inform the Corporation of their current address with the name and contact telephone number of the tenants occupying their unit in Club Citadelle.

This information must be provided within 30 days of leasing, renewal, or termination of a lease to the Corporation or its agent (Section 83 of the *Condominium Act*).

Tenants are subject to Club Citadelle’s Rules and Regulations; **owners must** provide them with a copy of Club Citadelle’s Rules and Regulations as tenants are also subject to follow them.

AGM & BOARD OF DIRECTORS

Thanks to all owners who attended the Annual General Meeting virtually. Turnout was a huge success. The new Board of Directors include Chris Purvis, Bert Chase, Marion Lapierre, Lovdy Desjardins and Jim Sparling – Positions will be determined at the first Board of Directors Meeting. Owners will be informed at that time.

INSURANCE ISSUES

The Insurance policy for RCC#9 now carries a \$10,000.00 deductible. Owners should ensure that they have the proper insurance coverage (including sewage backup). To reduce the number of claims and prevent large increases in insurance premiums, owners should hire professional and licensed contractors, who are adequately insured, to do repairs in their units (i.e., electricians, plumbers).. Leaks should be taken care of immediately, to prevent further or more extensive damage.

PROJECTS

Roofers are under way with the replacement of the roofs and will continue throughout the summer and fall to complete all blocks.

UNIT MODIFICATIONS

It is imperative that any unit modifications must meet the approval of the Board of Directors.

A Request for Unit Modification Form must be completed and submitted to Strata Management prior to proceeding with any modifications to your unit. The form can be obtained through Strata or at the Clubhouse on Wednesday evenings between 6 – 8 p.m.

WATER

If your unit contains a valve/tap (usually located in the ceiling of your laundry area) which controls water access to the outside tap of your building, the valve should have been turned on by now. If you need help in doing so, contact the Property Manager and help will be provided.



HEDGES & FENCES

An inspection of all hedges that have not survived the winter has taken place and will be removed by the Condo's landscaper. Should you prefer to install fence panels in place of the hedges, please send in a Request for Unit Modification Form. The cost for the removal and planting of hedges is at the Corporation's cost. The supply and installment of fence panels is at the expense of the unit owner.



FOR SALES SIGNS

Auctions/yard sales are not permitted at Club Citadelle (see page 14 of the Rules and Regulations).



ANIMAL FECES



Club Citadelle is subject to City of Ottawa by-laws: **Animal Care and Control (By-law No. 2003-77)**. Any person who contravenes any provisions of this by-law is guilty of an offence. Please be respectful of your neighbours and the Community.

“STOOP AND SCOOP” after your pet, on all Common Elements, including your yard (which is a common element for your exclusive use). **ALL dogs must always, be on a leash, under the control of, and accompanied by a responsible person.**

PARKING

There will be a new patrol company contracted in the next few weeks. Details will follow. For the time being, continue registering your vehicle with Garda tel. 613-563-0685 or email parkingottawa@garda.com.

Visitors' vehicles parked between 2:00 a.m. and 7:00 a.m. must be registered. Please note that it is required to have the Property Manager's authorization prior to having your guests parked for more than three consecutive days, in a seven-day period.

Each parking space is *legally* associated to a condominium unit. If your car is in the wrong parking space, it may be ticketed and/or towed away. If someone is renting your parking space, or if you are renting a second one, please inform the Property Management, Strata Management at 613-822-0701 or email at condo@stratamgtinc.com.



RCC 9 Rules and Regulations 2018 states “No repairs or maintenance may be made to vehicles on the common elements”.

GARBAGE AND RECYCLING

The City of Ottawa **Solid Waste By-Law 2012-370** states “that all recycling, green bins, and garbage containers be put out after 6:00 pm the evening prior to collection and no later than 7:00 am on the collection day and empty bins and containers must be removed from the collection pad by 10:00 pm on the day of collection”. Club Citadelle's collection day is Wednesday unless there is a holiday proceeding, then it is Thursday.



The City of Ottawa “fine schedule” for violating By-Law 2012-370 is \$205.00 up to a maximum of \$5,000.00.

For more information, refer to our Rules and Regulations, and the City of Ottawa pick-up calendar, delivered by Canada Post in mid-May, or at <http://ottawa.ca/en/residents/garbage-and-recycling/garbage-collection/collection-calendar>.

DOOR AND MAILBOX PAINT

You can borrow a gallon of RCC 9 approved paint colours, to touch up these items on your home, from the clubhouse during its hours of operation.

ATTACHMENTS TO BRICK

RCC 9 Rules and Regulations 2018 states “Nothing may be attached in any way to the brickwork or metal flashing.

SOCIAL CLUB

Call Sharlene at 613-402-9959 or email Carol at ClubCitadelleSocialites@gmail.com to submit your contact information, if you wish to be personally contacted regarding social events.

PROPERTY MANAGER

Chris Jade, Property Manager

Strata Management Inc.

4338 Innes Road Suite 6

Ottawa, Ontario K4S 3W3 Tel. 613-822-0701 Email: condo@stratamgtinc.com

Emergency Contact After Hours/Weekend: tel. 613-822-2734. Emergencies consist of floods, fires, unit break-ins, storm related incidents. Our on-call service is registered with Paul Davis Systems.

As always, the Board thanks you for your continuous support and welcomes your **constructive comments and suggestions**. Please drop us a note in the mailbox at the Clubhouse, 450 Canteval Terrace or email us at clubcitadellercc9@gmail.com.

Owners' engagement is an especially important part of a successful condominium corporation. It is important to remember that we all have responsibilities, including following the Corporation's rules and by-laws and respecting our neighbours.

Have a safe and wonderful summer 2022!

Your Board of Directors

RCC 9

