



Residential Condo Living at Its Best!

Club Citadelle Newsletter R.C.C. No. 9 – Fall 2022

News Flash – New Web Site www.clubcitadelle.com

RCC No. 9 Email: clubcitadellerrc9@gmail.com

Strata Management Inc.

613-822-0701

Condo Manager, Christine Jade

Email: condo@stratamgtinc.com

Emergency After Hours & Weekends

Tel. 613-822-2734

(Fire, Floods, Break-In's)

Greetings

The Board of Directors warmly welcome all new residents and thank all homeowners and residents who continue to take care of their properties, thereby ensuring that RCC 9 – Club Citadelle is a great community to live in.

Should you have any questions about our unique community, we encourage you to contact our Property Manager, Christine Jade. You can also visit the Clubhouse on Wednesday evenings between 6 p.m. and 8 p.m. to meet the Clubhouse Attendant. The attendant is responsible for issuing electronic access devices (fobs), renting the party room, and issuing unit modification forms in addition to Repair Request Forms. You must complete the Modification form **before** proceeding with any modifications to your condo or exclusive use yard.

Tenants should contact their landlords, if they have any questions. Owners who lease a unit are obliged to inform the Corporation of their current address along 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
October, 2022

lease to the Corporation or its agent (Section 83 of the *Condominium Act*).

Tenants are subject to Club Citadelle's Rules and Regulations. Owners **are obligated** to provide them with a copy. Tenants and owners are also obligated to sign a Statement of Undertaking with RCC 9 that the Rules have been provided and reviewed by the tenant. Contact Strata Management for this Form

RCC No. 9 BOARD OF DIRECTORS

Chris Purvis- President (2022-2024)

Lovdy Desjardins - Vice-President (2021 -2023)

Marion Lapierre - Secretary & Treasurer (2021-2023)

Bert Chase - Director (2021-2023)

Vacant Position (2022-2024)

INSURANCE ISSUES

The Insurance Policy for RCC#9 carries a \$25,000.00 deductible for water damage. Owners should ensure that they have the proper and sufficient homeowner insurance coverage (including sewage backup). To reduce the number of claims and prevent larger increases in insurance premiums, owners should hire professionals to do repairs in their units (i.e., electricians, plumbers), so the work is insured. Leaks should be taken care of immediately, to prevent further or more extensive damage.

SPEEDING

The posted speed limit on the property is 10 km/hr. Some residents are ignoring this limit making our streets unsafe for our seniors, children, and dog walkers alike. As on City of Ottawa streets, they must be given the right of way. These roads and the stop signs carry the same legal penalty as any street in Ottawa.

PROJECTS

Roofing Project – this project is expected to be completed by the end of October 2022. We thank all residents for their patience during this time.

TREE TRIMMING

An assessment of the trees is an ongoing project. Those trees identified as needing their branches trimmed back from the roof line will be addressed in the coming weeks.

EXTERIOR WATER TAPS

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 unit occupant is responsible for turning the valve **OFF** as of **November 1st** to prevent this pipe from freezing. However, should we experience a cold spell of 3-4 consecutive nights of below 0 degrees, it would be highly recommended that, since the pipes could freeze, then the tap be winterized at that time. If you need help with this, please contact the Property Manager and assistance will be provided.

EXCLUSIVE USE WATER TANKS

The life expectancy of a water tank is 10 years. Check yours and replace before it starts to leak.

OLD TOILET CONNECTIONS

It is highly recommended that all owners consider replacing their toilet connection hoses, if not already done. There have been recent major leaks reported in some of the units causing extensive damage to the unit below. It has been found that the connections are old and defective.

The repairs are the responsibility of the owner.

Should you require a referral for a plumber, contact Strata Management Inc for some names. Strata does not endorse any contractors.

EXCLUSIVE USE YARDS

In a condominium setting, these areas are **not private property**. They are part of the common elements and as such you are not allowed to plant marijuana, noxious plants, or trees. Permission of the Corporation **must** be obtained, through submission of a Modification Request form **before** any modifications to these areas begin.

You are also responsible to keep these areas safe, clean, and tidy. This includes picking up and disposing of dog waste in a timely manner. With the snow coming you cannot leave this job until the spring.

WINTER SNOW CONTRACT

Sunshine Snow Removal Inc. is contracted to return for the winter season. Further details will follow.

POOL

The pool season is over, and we hope that next summer there will be more lifeguards trained to take on this summer job.

SALES

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

ANIMAL FECES

“STOOP AND SCOOP” after your pet, while out walking on ALL Common Elements which includes your exclusive use yard (which is part of the Common Elements and NOT private property)

City of Ottawa By-Law 2003-77 - any person who contravenes any provisions of the City by-law is guilty of an offence.

ALL dogs must be on a leash, under the control of, and accompanied by a responsible person.

Pets must be on a leash/chain while in exclusive use yards unless there is a gate or barrier.

Two New Rules – Occupancy of Units & Smoking

A Reminder of Two New Rules re Occupancy of Unit (passed August 2nd, 2022) and the Smoking Rule (passed September 12th, 2022). Should you require a copy of the rules, kindly inform Strata Management and they will be sent to you.

The key points of these two Rules are:

Occupancy Rule – No short-term rentals – not less than a six-month term; no Air Bnb's

Smoking Rule –

As per Rule 5.1 **Smoking is NOT permitted in, on or around any part of the common elements, including all exclusive-use common elements, except for those residents who have legacy exception (refer to section 6.1 (D)).**

As per Rule 6.1 **Smoking is not permitted in any unit except for those units whose residents have legacy exceptions in accordance with sections 6.1 (A-G).**

As per Rule 7.1 **Cannabis** - No one is permitted to grow cannabis **anywhere** on the property (whether on the common elements or in any of the units) with exceptions as outlined in Rules 7.2 through to 7.5.

The Board may provide written permission for a resident (meaning a specific resident (refer to rule 7.4) to smoke cannabis in the unit for medical reasons only if the resident provides the Corporation (via Strata Management) with a copy of a prescription and written evidence of the resident's medical need **for the "smoking" of this substance.**

Residents have 30 days (unit October 11th, 2022) in which to register for this provision. Appreciation for other means of ingestion should be considered so as to lessen the impact of annoyance and disturbance to neighbouring units, especially for those residents who cannot tolerate the smell of cannabis.

Be reminded that ALL windows and exterior doors must be closed when smoking takes place inside the unit AND the unit's exhaust fans are on, when anyone is smoking in the unit.

Should anyone be bothered by the smell of smoke from a neighbouring unit(s), contact Strata Management identifying the unit. Please rest assured that names will be held in the strictest confidence.

If you have already sent in your request to be listed on the Smoking Legacy register, there is no need to resend it again.

If you require any further clarification or have any questions, please do not hesitate to contact Strata Management.

Your compliance regarding the above rules is greatly appreciated.

October, 2022

PARKING

Visitors' vehicles parked between 2:00 a.m. and 7:00 a.m. must register their vehicles with **Capital Systems - telephone 613—686-5991 or email: parkingregistrations@sympatico.ca**.

Authorization must be sought from Strata Management prior to having your guests parked for more than three consecutive days, in a seven-day period.

We are asking all owners to verify that the number on the bollard of your parking space is the same as listed on your Status Certificate (document you received at the time of purchase of your condominium). **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 Strata Management Tel. 613-822-0701, or via email: condo@stratamgtinc.com.

GARBAGE

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>.

CLEANING OF CHIMNEYS

With cold weather coming and the use of the fireplaces in the units that have them, we would like to point out that it is the responsibility of the owners to make sure that chimneys are cleaned annually (contingent upon usage). A \$25.00 rebate will be returned to the owner upon providing proof of paid invoice to the property manager. Strata Management has obtained a preferred rate of \$135 + hst with Capital Chimneys. Tel. 613-837-1645 or email: info@capitalchimney.com. Mention that Strata Management is your property management company so that you can benefit from the discount.

FIREWOOD

Firewood must be stacked neatly in the exclusive use yard using some type of rack/support to hold it together and in the case of small amounts in a small shed. Firewood is not to be stored on steps, stoops, or balconies.

56. Large quantities (i.e., more than 1 face cord) of firewood must be stacked neatly in the exclusive use yard using some type of rack/support to hold it together.

Small quantities (i.e. less than 1 face cord) of firewood must be stacked neatly in the exclusive use yard using some type of rack/support to hold it together or stored in a small shed. The stack of firewood must be away from the building and walkway to main entrance, must not be resting against the fence or hedges and must be fully utilized by springtime or stored inside a container for the summer season. The following are not permitted: storage of firewood on steps, stoops, and balconies nor tarps of any colour or size over firewood.

DOOR AND MAILBOX PAINT

You can borrow a gallon of paint in RCC No. 9 approved colours, to touch up these items on your home, from the Clubhouse during its hours of operation.

REPAIRS TO VEHICLES

Working on your vehicle, doing mechanical repairs, changing oil, rotating your tires, doing body work etc. is **not allowed** on any part of the common elements, including your exclusive parking spot.

ELECTRIC VEHICLES – BOLLARD USE – COMMON ELEMENTS

Bollards are not permitted to be used to recharge Electric Vehicles, unless permission is provided by the Board of Directors. A monthly fee will be charged. As per the Rules and Regulations Book 2018 edition, 2. Outlets on the bollards in the parking areas are part of the common elements. Therefore, the cost for electricity consumption is shared among all owners. Nothing should be plugged into these outlets for long periods of time. In the winter season, cars may be plugged in for a reasonable period of time, not 24 hours a day, 7 days a week. **It is important to note that there are no recharging stations for electric cars in Club Citadelle.**

The Board members have been looking at ways to try and accommodate Electric Vehicle owners.

ATTACHMENTS TO ANY THE BUILDINGS

NOTHING of a decorative nature may be attached to the brick, metal flashings, soffits, etc.

SOCIAL CLUB

Club Citadelle Social Committee is organizing multiple events including in Clubhouse, off-site and virtual. Your participation is warmly welcomed.

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

CONDOMINIUM MANAGER

STRATA MANAGEMENT INC. (OFFICE HOURS 8:30 AM – 4:30 PM)

Condo Manager - Christine Jade, Strata Management Inc. 613-822-0701

Email: condo@stratamgtinc.com

AFTER HOURS & WEEKEND EMERGENCY: Tel. 613-822-2734 (For fires, floods, break-in's)

As always, the Board of Directors thank you for your continuous support and welcomes your ***constructive comments and suggestions***. Please drop us a note in the mailbox at the Clubhouse 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.

Your Board of Directors

