



Residential Condo Living At Its Best!

Club Citadelle Newsletter R.C.C. No. 9 – Fall 2020

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 Manager, James Kritikos, CPM, or visit the Clubhouse on Wednesday evenings between 6 p.m. and 8 p.m. to meet the Clubhouse Attendant, Ms. Pauline Hultquist. She is responsible for issuing electronic access devices (fobs), renting the party room (post-COVID) and providing necessary forms that need to be completed **before** proceeding with any modifications to your condo or exclusive use yard.

Tenants should contact their landlords, if they have any questions. We remind you that owners who lease a unit 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*).

Please note that tenants are subject to Club Citadelle's Rules and Regulations; therefore, owners must provide them with a copy.

Board of Directors' Update

For an update on your Board of Directors, please refer to the latest Information Certificate Update (ICU), or Periodic Information Certificates (PIC) issued twice a year. These information certificates are mandated by law in Ontario, to keep you informed.

The Annual General Meeting (AGM) was held virtually on November 11, 2020 and passed a by-law to authorise future electronic and telephonic attendance and voting. The Board received the draft of the minutes and the minutes will be available to all owners at the next AGM, in 2021, for ratification.

Financial Reports: The Board is provided with financial reports at its monthly meetings. These reports have consistently been detailed and timely.

R.C.C. No. 9 received a clean audit at the AGM and the budget packages will be sent out to all owners on or before December 15th, 2020.

Projects

Renovations: The renovations of roof covering have started in earnest in 2020. The project got off to a rough start due to COVID management complications. However, by Christmas 2020, there should be at least 6 roofs completed this year. The projection is that there will be 5 more done in 2021.

As well in 2021, we will see the start of the second renovation phase, that is painting the siding, as well as changing the fascias, soffits and eavestroughs. Initially, the siding was to be replaced completely at this present time but we didn't have the budget. Rather, the siding will be painted in order to prolong its life by 8-10 years, when it is projected to be replaced on budget.

These two projects will be spread out over the next 5 years or so, in order to stay within the budget of our Reserve Fund, without any special increase to our condo fees to cover these projects.

Asphalt: A few more entryways were repaved this year, as well as the path around the children/s playground. A few 'dangerous' pathways were also repaired.

Property Inspection: Inspection are carried out regularly. Thank you to everyone who maintain their exclusive use yards. We are guided by safety and preservation of our valuable assets and reputation, here at Club Citadelle. Please note that the condo rules and regulations permit legal action, where situations warrant it.

Water

If your unit contains a valve (usually located in the ceiling of your laundry area) which controls water access to the outside water tap of your building, the valve should be turned off as of November 1st. Please consult the Rules and Regulations Book for the dates of turning these water taps on and off. Thank you to those owners who do this for everyone's use. Please contact the Property Manager, if you are unable to do this.

Pool

The pool opened late in 2020. The use was modified to stay within the COVID protocols set by Ottawa Public Health. We expect 2021 may see similar challenges and thank everyone ahead of time for obeying the rules that may be in place.

Tennis, Basketball, Pickleball

The new tennis/pickleball court saw a lot of use this summer. We remind everyone that its use is on a 'first come, first serve basis'. Tennis and pickleball players have priority over basketball. Please refer to the court rules posted on the veranda as well as our Rules and Regulations Book 2018, page 10. Similar to the pool use, everyone should adhere to all pertinent safety protocols by Ottawa Public Health in regards to COVID-19 mitigation.

Landscaping

Lawn Rescue Property Maintenance continues to do an excellent job towards our landscaping requirements.

Please be advised that landscapers may, at times, enter your private yard to remove saplings, noxious weeds or invasive climbers. This is done at the direction of the Board of Directors, without notice to owners, as a routine upkeep of the premises.

Garbage and Recycling

Garbage and recycling are picked up on Wednesdays, unless a statutory holiday delays it by one day. Recycling boxes, green bins and garbage containers should not be put out before 6 p.m. on Tuesday evenings. For more information, please refer to our Rules and Regulations, page 20 - 21, and the City of Ottawa pick-up calendar, delivered by Canada Post in August, 2020, or at <http://ottawa.ca/en/residents/garbage-and-recycling/garbage-collection/collection-calendar>.

The City of Ottawa also requires empty bins and cans to be picked up and returned to your home by the end of garbage collection day. IF you leave your empty containers out, the Corporation will have them picked up by staff, at the end of the day following pick-up day in order to keep our streets clean. These items are taken to the clubhouse shed area where you can claim them.

PLEASE DO NOT leave any garbage or dog poo bags in the clubhouse area.

Animal Feces

Dogs must be on a leash, under the control of, and accompanied by, a responsible person, at all times. You can ‘scoop the poop’ into a pickup bag and drop it into your own green bin. This by-law will be enforced.

Parking

Visitors’ vehicles parked between 2:00 a.m. and 7:00 a.m. must register their vehicles with Garda World by telephone or text message at 613-277-8357 or by email at parkingottawa@garda.com (building code: RCC9). Visitors’ parking is for short term parking only. 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, in the visitors’ parking.

Please take care to park properly in your own space. Illegally parked vehicles can be ticketed or towed. If anyone is illegally parked in your spot, have proof of ownership on hand and call 311 (By-law office) for assistance. Your proof of ownership is on your status certificate, title to your property purchase agreement, etc. If you require proof of ownership of your parking space, please call the Property Manager.

Paint for Doors and Mailboxes

The Board reviewed and modified paint colours for doors and mailboxes. You may borrow a can of the latest approved colours at the Clubhouse, at no cost, on Wednesday evenings, between 6 and 8 p.m.

Contractors on Premises

If you see any activity by the landscaper, snow removers or other workers that is not satisfactory to you, please do not complain to the worker directly. The Board is aware that some parking

spots are small and challenging for snow removal in the winter and sometimes grass may not be trimmed or swept up perfectly in the summer. Please call the Property Manager to have these issues handled.

Communication

We encourage the use of email for all communications. Office expenses for Club Citadelle are over \$5,000.00, per year. This will assist in lowering our mailing and paper costs.

Volunteers

Our community has great people, many of whom are offering their services to the Board. However, safety and confidentiality need to guide our acceptance of help. We have many ideas on what we would like to accomplish:

- Perhaps people with computer skills would like to help update and further develop our Clubcitadelle.ca website. We know we are in dire need of an update here as it has been neglected since 2015. We have been looking into it.
- Perhaps you are considering buying an electric car. Have you researched what is needed to recharge these cars? Does Club Citadelle need to install charging stations, perhaps? Consider sharing your knowledge or skills in the area with the Board.
- The Club Citadelle Social Committee provides social outlets for residents. Please remember to maintain physical distancing while involved in any activity.

Social News

To receive notification of the Socialites' events, please register your email address at clubcitadellesocialites@gmail.com. Or, to register by phone, please call Sharlene Smith at (613)402-9959.

Property Manager

James Kritikos, CPM
Property Manager
Condo Management Group
613-237-9519, Extension 366
jkritikos@condogroup.ca
Emergency: 613-762-5704

The Board thanks you for your continuous support and welcomes your constructive comments and suggestions. Owners' engagement is a very 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 holiday season, Everyone!

Your Board of Directors