

Quarterly Newsletter

Riverside Gate II Condominium Corporation



November 24, 2011

QN2011-003

Dear fellow residents,

The Board endeavors to provide you with up-to-date information on the management and operations of our condominium corporation. To achieve this goal, the Board uses this Quarterly Newsletter as well as open Board meetings, Board Communiqués, an informative website, e-mail messages, and our six bulletin boards.

We encourage owners to visit our website at www.riversidegate2.com on an on-going basis and to subscribe to our e-mail listing in order to receive all communication electronically. Simply forward an e-mail message to our Property Manager at idauidson@condogroup.ca and please include your unit number.

Elevator Update – Our consultant’s report of October 17, 2011 has verified that all outstanding elevator installation issues have been checked and verified as finally operating satisfactorily. Norm Slover, past president of OSCC769, has initiated the termination of the legal action, with the board seeking legal costs and expenses. Once the legal action is satisfactorily terminated, the Board will proceed with finalizing a longer term maintenance contract.

Financial Highlights to 31 October, 2011 (All amounts in thousands of dollars)

Year-to-Date (YTD) **Total Income** is \$2.1 over budget at \$973.6 - while YTD **Total Expense** is \$7.8 under budget, at \$965.5 - leaving an YTD **operating surplus** of \$8.0 versus a budgeted deficit of \$1.9. There are a number of variances, favourable and unfavourable, which offset each other in total but that will be taken in consideration in planning budget 2012.

CCC769 and Shared Facilities **Reserve Funds** are on plan at \$374.6 and \$36.0 respectively. (RG1 has a similar Shared Facilities Reserve Fund balance).

Meeting with the Property Manager – Please do not hesitate to contact the Concierge desk at 613-247-9100 when you wish to make an appointment to meet with the Property Manager.

HVAC Maintenance – Residents are reminded that when Superintendent Steve Chenier services your heat pump filter he also assesses the need for additional preventive maintenance, such as vacuuming or degreasing the coils and cleaning the condensate drain pan and hose.

Decorations in Elevator Lobbies - Residents are reminded that the only decorative items that are permitted in the elevator lobbies are 1) a decorative piece on the hallway table that is acceptable to those sharing the hallway and 2) a decorative wreath on the door using a non-damaging wreath hook.

Items Stored in the Garage – Residents are reminded that no items are to be placed in your parking bay other than your vehicle and a small foldable carrying cart. Thank you for your cooperation in keeping our garage tidy and fire safe.

Winter Barbecuing – Based on a number of requests by owners, one of our barbecue units will be placed just outside the glassed in portico in the back yard so that owners can use it throughout the winter. The snow in this area is cleared because it is a building exit. A couple of folding chairs will be placed inside the portico for the convenience of users.

Riverside Gate Computer Club – RG-1 and RG-2 club members who know little about computer technology meet on a regular basis to discuss problems and attend presentations on how to maximize the use of their computers. Residents interested in joining the club should contact George Pitsicoulis at 613-523-6253 or amc.consulting@rogers.com. The next presentation is on “**How to Build Your Own Web Site**” and it is scheduled for **Monday, November 28th at 7:00 p.m.** in the RG-1 Party Room.

Party Room Carpet – In order prevent or minimize the staining of our Party Room rug, residents who rent the facility are requested to closely supervise the use of drinks and beverages during their event. The Concierge inspects the party room after each event and will advise the responsible owner and the Property Manager of any damage to the facility. Thank you for your understanding.

CPR Training - Our RG-2 staff members need to be certified annually on cardiopulmonary resuscitation techniques (CPR) and on the proper use of an automated emergency defibrillator (AED). We have a defibrillator at RG2 and it is located in the Library. Any certified person can used it to deal with a cardiac arrest.

RG-2 will be holding an on-site CPR / AED training this December 16th from 1:00 p.m. to 4:00 p.m. in the Party Room. The course will be presented by the private firm of S.O.S. Technologies for a minimum of 8 people to a maximum of 15 at a cost of \$51.00 per person. The City does offers a free course, however the training is not here on site and the defibrillator model used is not exactly the same model we are using here. Residents who are interested in taking the \$51.00 course should contact Julie at the Concierge desk, **before December 9th.**

Electric Cars – We have been assured that our building has sufficient energy capacity to handle the charging of electric cars, which is best accomplished by installing a metered electrical outlet at the owner’s parking bay. Cost of installation will depend on the distance of the parking bay from the closest distribution panel, but is expected to be in the range of fifteen hundred dollars. Residents considering this option will need to request a quote through Property Management.

UV Window Film - The board has been advised that installing UV protective window film may compromise the window manufacturer’s warranty. Pending clarification of this issue, owners are requested to check with the Property Manager before considering installing window film.

Exercise Equipment – We have been advised by the company who maintains our exercise room equipment that less energy is consumed by the treadmill machines if the power is left ON continuously instead of constantly turning them **ON** and **OFF**.

New Mirrors for Exercise Room - The Board is pleased to advise that our Exercise Room has now been equipped with a couple of mirrors in order to assist users with their physical training routines.

Visitors Parking - This is a reminder that residents are not permitted to park overnight in the visitors parking. The Property Manager and our security staff have the necessary authority and means to enforce this shared facilities rule. Thank you for your cooperation.

New Gardening Tools Cupboard – The Board has also taken advantage of end-of-season sales to purchase a garage-type cupboard and two racks for the storage of gardening tools used by volunteers. The garden tool cupboard is located in the east side garbage room corridor that leads to the garage.

N.B. If you are interested in volunteering for occasional gardening chores, please contact Irmela Murphy at 613-248-0159 or Robert Boisvert at 613-421-0410. A couple of more gentlemen gardeners would round off the team.

Darts in the Games Room –The ongoing use and normal wear and tear of the darts make it next to impossible to maintain them in good shape. It is therefore suggested that, as is the case in many pubs and dart clubs, users bring their own personal set of darts to the Games Room.

Bicycle Storage - As you may be aware, we continue to experience a lack of space in our bicycle storage room. Since there are also several units yet to be sold and occupied, the Board continues to search for a solution that can allow all active bikers to keep their bikes in the building.

We suspect that some bikes may be "orphaned" due to people moving out of the building. Therefore the next step the Board will undertake is to identify who the owners are by 1) tagging all the bikes that are currently stored in the room, and 2) allow owners until the end of May 2012 to fill in the tags and thus identifying their bikes.

Also, if an owner has a bike in the storage room and he/she is not planning on using it in the future, the tag can simply be left blank and the bike will be removed. There's little doubt that some bikes have not been used in some time as evidenced by accumulated dust and flat tires. Thank you in advance for your cooperation.

New Sport Posters –The Board has recently arranged for the purchase and mounting of some motivational exercise posters in order to promote fitness in our community and to embellish that long hallway leading to the exercise room and the pool area.

Social Committee Update

The Social Committee is now organizing its volunteers for the festive decoration of the lobbies and the Holiday Cocktail event which will be held on **Sunday, December 4th from 5:00 p.m. to 7:00 p.m.** in the Party Room.

The Board wishes to thank the Social Committee members once again for their time and effort in planning and implementing such a varied array of social events at Riverside Gate II.

New Passport Office – Residents will be pleased to learn that a new passport office is now open for business at the Riverview Mall which is located just west of the Hog's Back Bridge. Bon voyage!

Condo Unit Thermostats – Owners interested in changing the temperature settings on their unit thermostat from Fahrenheit to Celsius (or vice versa) should consult the following website for important instructions - <http://www.climatemaster.com/downloads/69-1486.pdf>

Dog Rules Reminder - Residents are reminded to kindly respect the pet rules - particularly to not allow pets off our walkways and driveways except for the marked "Pet Area" along the south fence near the tennis courts. Pet rules are available on our website and from the Concierge desk.

Minimizing Water Spillage in Units – The Board has provided all units with water sensors (with alarm) for the HVAC closets. These monitors produce a high-pitched, continuous sound that can be heard from the hall or elevators. Neighbours should listen for this sound in case the resident is not in when the alarm activates. Residents are encouraged to buy additional sensors for other vulnerable areas. Water sensors may be purchased at Home Depot.

Please be Considerate - Condo living is a wonderful lifestyle but there are a few important reminders that will help make our experiences much more enjoyable:

- **High or hard heel shoes** - Residents should wear soft sole/heel shoes in their unit. Please only slip on your high or hard heel shoes upon leaving your unit.
- **Gently close your unit door** – Because our unit doors are heavy and spring-loaded for fire safety reasons, please” be extra gentle” when closing your door do not let it slam shut on its own.
- **Felt pads for furniture** - Furniture being dragged on the floor can reverberate throughout the entire suite below and beyond. Please use felt pads, soft rubber rollers (as opposed to hard plastic ones) and area carpets on hard wood floors where possible (non allergenic rugs are available on the market). When moving chairs and tables, please lift instead of dragging.

Who to Call for Emergencies? – For any personal emergencies such as fire or health related incidents call **911**. For **ANY** building type emergency at **ANY** time, first call the **Security Gate at 613-247-2128**. If unable to reach the Security Gate, call the 24 hour **Property Management Emergency** line at **613-762-5704**. All emergency numbers are also on our website under “**Contacts**”.

Thanking you for your ongoing trust and support,

Your Board

RIVERSIDE GATE II PHOTO GALLERY

Meet our two new Board members



Lise Gauthier, Treasurer



Larry Boisvert, Dir of Operations



Riverside Gate's best kept secret . . . our hidden walking trails



Close to 100 people dropped in when resident artists from RG-1 and RG-2 held their first Art Show in the Party Room on October 16th . . .



New sports artwork in hallway across from the exercise room . . .



and more artwork as you exit the swimming pool area . . .



Mirror, mirror on the wall . . . who is the fittest of them all



New storage area for volunteers' gardening tools . . .

The End