



RIVERSIDE GATE

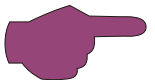
RG2 News

A condominium community where owners and residents enjoy a consistent high quality of life in a safe, financially sound, trusting, socially interactive and, peaceful environment.

Spring 2017



Traffic Lights: We thank our Councillor, Riley Brockington, for his assistance in getting a left turn signal installed for North bound traffic. The signal makes turning onto Rivergate Way easier and safer, especially during rush hour.



Walking Path Under the Train Bridge: VIA has committed to repairing the walking path which they had disassembled during construction.



Resident Concerns re Common Elements: Should you notice a deficiency or have a concern with regard to a Common Element, you are advised to put this in writing (email or hard copy) and send to the Property Manager (Kim). This will enable Kim and the Board to keep track of these in an efficient and timely manner.



Pool: There is an emergency phone with numbers in the pool area located just beside the RG1 pool entrance door.



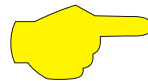
Steam Room Doors: The doors to the Steam Room are not to be propped open. Doing so may result in costly repairs.



Board Minutes: Residents will now receive Draft Board Minutes directly via email. The Minutes will also be posted on the Board's website. A hard copy will be placed in the Board binder in the Library, for reference only. Please do not remove this copy.



The Board is trying to move to a paperless communication format. If you have not provided the Property Manager with your email address, please do so. **Note:** The Property Manager maintains an email list that is separate from the list that Owners receive, which includes the names, phone numbers, and email addresses of Owners who wish to have this information made available to other Owners.



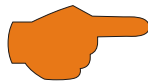
BBQ Area: The Board is investigating the best options to provide additional shade for the barbecue area. Cushions for the chairs and a storage box may be included.



Balcony Glazing: The Board plans to submit amendments to our Balcony Glazing By Law to the AGM this June for decision. Given recent required changes in design, the stipulation in our current By Law precludes the Board approving any new glazing.



Our Guest Suite: The Board has agreed that guests staying in the Guest Suite will receive 2 keys and 2 fobs.



Courts: The tennis courts will be resurfaced in May.



Residents will receive questionnaires from the Property Manager, the purpose of which is to help provide the Board with the information it needs to pinpoint and address the following issues: sediment in the water in some units, etching on some windows, and excessive dust in some units.

UP-COMING MEETINGS

Board Meeting May 25th, 2017 at 12:00 p.m.
Annual General Meeting June 29th, 2017
Registration beginning at 6:30 p.m.
Meeting 7:00 p.m.

We Want You To Know

If you are experiencing a problem with Cluster Flies and need help, there is an easy solution, contact Larry Boisvert
larry.boisvert@gmail.com or call
613 731 2991

RIVERSIDE GATE 2 CONDOMINIUM CORPORATION OCSCC # 769

FINANCIAL HIGHLIGHTS TO MARCH 31ST, 2017

Summary:

Year-to-Date (YTD) Total Revenue is \$2.4K under budget, at \$366K - while YTD Total Expense is \$7.8K under budget, at \$375K leaving a YTD operating deficit of \$9.3K versus a budgeted deficit of \$14.7K.

The major favourable contributors to the expense variances were due primarily to utilities (\$10.3K), window cleaning (\$3.6K), security (\$2.7K), professional services (\$2.2K), and lower expenses in shared facilities (\$8.2K).

Unfavourable variances arise from maintenance repairs (\$4.8K), building improvements (\$12.8K), and generator (\$3.4K)

Most variances at this point in the year can be explained as timing variances.

At March 31st, 2017, our OCSCC 769 Reserve Fund is at \$1.410K (\$1.235K being held in Non-Registered GICs). Reserve expenditures YTD are \$6.4K. The Shared Facilities Reserve Fund is at \$56K, with zero expenditures YTD.

OUR STAFF

From Left to right: Julie Sigouin, Julie is our week day shift Concierge; Moctar Fofana is our GateHouse Supervisor and reports to the Shared Facilities; Steve Chenier is our Superintendent; Kim Renwick is the Property Manager and is also responsible for Shared Facilities; Nick Mureta is our week evening Concierge. Other shifts at the Front Desk and the Gatehouse are covered by contract employees.



CONTACTS:

Emergency call 911

Property Manager: krenwick@condogroup.ca

Julie Sigouin: frontdesk3580@hotmail.com Tel: 613 247 9100

Nick Mureta: frontdesk3580@hotmail.com Tel: 613 247 9100

Gatehouse: Tel: 613 247 2128

OUR WEBSITE: www.riversidegate2.com

Robert Boisvert has done an excellent job of developing and maintaining our website. Please check it out. Along with the Owners' Handbook, which we are featuring in this Newsletter, there are countless nuggets of useful information. You can find most forms that you might need for various things here at RG2.

Owners' Handbook

The Owners' Handbook has a search function by word or topic.
The following instructions are intended to assist you in accessing the information.

NOTE: You need to have Acrobat Reader installed on your PC, if you don't have it you can find it free on-line. If you are using a Mac, use this link to get the instructions: <http://osxdaily.com/2016/09/10/search-in-pdf-preview-mac/>

Step 1. go to www.riversidegate2.com

Step 2. Select Members' Area Then enter the password to access the next screen

Step 3. Select Owners' Handbook

Step 4. Now you have the Handbook, you can look at it or save it from here. If you want to search for something, select the icon on the right as indicated (see note in red above).

Step 5. Select the magnifying glass icon and a box will appear

Step 6. Type in what you are looking for, all references to that subject will appear, just keep entering next.

OUR GAMES ROOM

The Games Room is located on the main floor at the west end of the building. The double wooden doors across from the mail boxes lead to the move-in bay and the entry door to the Games Room (fob access). Come and see the new wall posters, which Robert Boisvert purchased and installed on behalf of the Board.



WALKING GROUP

Do you want to get a bit of exercise, get to know some of your really interesting neighbours, discover the wonderful paths through the woods and along the streams and rivers surrounding us, and enjoy some laughter and stimulating conversation, then consider joining the walking group.

Starting May 3rd, weather permitting, and every Tuesday and Thursday at 10 am, those walking that day meet at our front door and set off for a walk in the woods, returning approximately one and a half hours later. The group is ably led by Ida Giovanitti and usually consists of 10 to 15 ladies and men. So far we have always managed to return with the same number of people that started. Sturdy walking shoes are recommended and some bring walking poles or sticks, and a bottle of water.

This is just another of the many social activities that RG2 has to offer. Hope to see you out there this summer.

NOTE:

The red fire doors in the Move In Rooms must be kept closed at all times. Under no circumstances are they to be propped open unless furniture or deliveries are being unloaded and someone is present. This is an important security issue for all of us.



TIPS FOR CONDO LIVING PLEASE !

- PUSH GARBAGE WELL INTO THE CHUTE
- CLOSE THE CHUTE GENTLY
- AVOID THURSDAY DURING THE DAYTIME



HISTORY BOOK CLUB

We welcome new members to the history book club. Meetings are held three or four times a year to discuss selected books. Contact: Fred Tabachnick at fredtab@rogers.com or 613-828-9817.

TIPS FOR CONDO LIVING

Exhaust Fan Booster:

Residents are reminded that they can accelerate the exhaust of odours while cooking by turning on the booster fan located on the wall in the HVAC closet.

HELPING YOUR SOCIAL COMMITTEE

Rather than putting your bottles in the recycle bins, consider taking them to the area where the Canoes are stored just before the main garage door to your right on the way out. There are containers there. If you put your bottles there, the Social Committee will return them and use the funds for events and special projects. In 2014, 2015, and 2016 The Social Committee contributed \$950 to the Gardening Committee and \$200 towards the Sculpture Project. Please consider volunteering. Contact Pat Wood if you would like to help during the winter months.



EVENTS

Upcoming Events include a Happy Hour on April 28, and a Mini Happy Hour outside at the Gazebo, weather permitting, on May 17th. A dinner club night is also planned for May. The Social Committee and the Board thank Simone Pascoli and Marilyn Wright, who have stepped down, for their contributions, and welcome new members, Linda Bowring, Donna Allen, and Denise Dawson.

TIPS FOR CONDO LIVING



If your balcony is enclosed, you could inadvertently trap our feathered friends. A piece of wire mesh or plastic mesh in the drainage opening will stop them entering. Just be sure not to impede drainage.



OUR LIBRARY

Thank you to everyone who has donated books, magazines, newspapers, and puzzles to the library. The library committee categorizes newly-donated books most Monday mornings. These books are put on the top of the bookcase on the right as you enter the library. The following week they go on the shelves.

We keep magazines for 3 months, and newspapers for 3 days. We hope you all find the library a welcoming place to enjoy.



Please use strainers for your sinks



WELCOME WAGON



Paul and Linda Turner are happy to be living in #803. After visiting friends in this building for the past five years, we moved in on

March 1st downsizing from a house in Manotick. Previously we have lived in Stittsville in the 70s when it was "just beyond the fringe", then lived in Manotick from 1981-1991, moving to Oakville in 1991-2004 and then finally resettling in Manotick from 2004-2017. Paul is a retired Civil Engineer after working for McCormick Rankin for 40 years. He is an avid golfer and is happy to be living so close to his Ottawa Hunt Club. Linda is a retired Nurse who worked in a variety of fields over her 35 year career having opened the Queensway Carleton Hospital Intensive Care and worked there for 14 years. We have had 14 pets over our 43 years of marriage and just recently lost our 2 dogs and 2 cats to old age. Our son, Matthew and wife, Ella, live in Vancouver and are the proud parents of our new grand-puppy Golden Retriever who they adopted at Easter. We will be dividing our time between the condo and our cottage on Upper Rideau Lake at Westport. We look forward to many happy years and meeting new friends at Rivergate!

TIPS FOR CONDO LIVING



Cigarette butts are an eyesore and a safety hazard. Never throw them off your balcony!

THOUGHTS OF SPRING



March 25, Just so the early returning Snow Birds didn't totally miss out on March 25th, Mother Nature gave one last hurrah! (The Turkeys were here all winter)