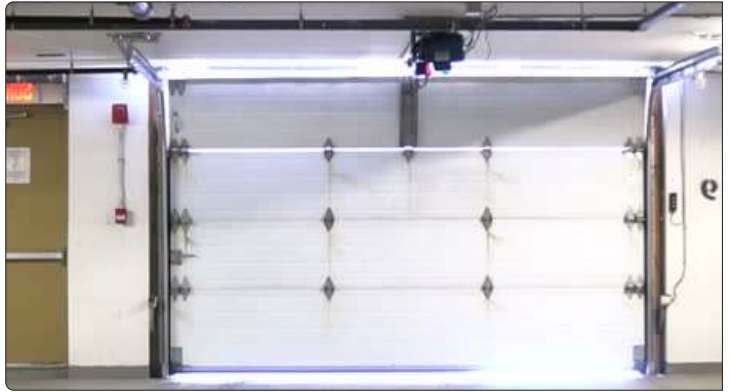



Happy Thanksgiving
Bonne fête d'Action de Grâce.


NEWS



Please remember that traffic exiting the Parking Garage has the right of way. There is much more leeway and manoeuvrability entering than there is on exit.



Following the advice from our legal counsel, the Board is proceeding with a Statement of Claim in an attempt to recover some of the costs of the valve replacement project throughout the water supply system.




The Contract with Freedom Mobile/Shaw has at last been agreed to and we will continue to receive the revenues from our roof rental. There will be inspection and monitoring of the installation to ensure safety and compliance.




At present, the Guest Suite remains closed to rentals as a COVID 19 precaution.

The Party Room may be used by residents only, no outside guests are allowed. All COVID 19 restrictions must be followed.



The Vaccination Policy for Staff has been developed and circulated to all residents.



Be sure to notify the Front Desk if you have Balcony Glazing, or if you are planning to install it. Under Bylaw 6, residents are required to submit all relevant paper work to the Property Manager. Proof of insurance must be provided annually.



UPCOMING BOARD MEETING

October 28th at 1:00

Board of Directors:

President: *André Vinette*

Secretary and V.P.: *Rose-Marie Batley*

Treasurer: *Scott McDermott*

Director of Operations: *Larry Boisvert*

Director of Communications: *Peter Mitchell*

Shared Facilities Committee RG-2 Representatives:
Rose-Marie Batley and Peter Mitchell

Social Committee

Linda Bowering, Chair

Kathryn Parchelo, Treasurer

Sheila Levy, Secretary

Diane McDonald, Member

Helene Azam, Member

Library Committee

Members:

Colleen Johnston,

Barbara de Schulthess,

Karen Spilling,

Ros Tabachnick



RIVERSIDE GATE II CONDOMINIUM CORPORATION OCSCC # 769

FINANCIAL HIGHLIGHTS TO AUGUST 31, 2021

Summary:

(YTD) **Total Revenue** is \$9.3K under budget, at \$1.2M, while YTD **Total Expense** is \$24.8K under budget, at \$1.14M, leaving a YTD **operating surplus** of \$64.7K versus a **budgeted surplus** of \$49.2K. Overall, we are currently \$15.5K favourable to our budget. While revenue is under budget by \$9.3K, an accounting adjustment has been processed in September to correct a posting error of \$7.8K. Taking this adjustment into account, our revenue is unfavourable to our budget by only \$1.5K.

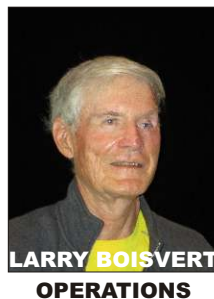
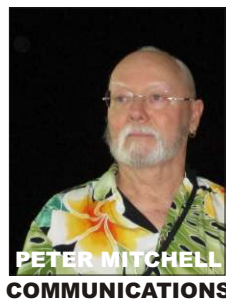
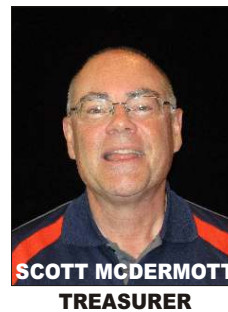
As of August 31, the major favourable contributors to the expense variances were Utilities (\$22.4K), Shared Facility (\$18.1K), Discretionary Expenses (\$4.2K), Fire Alarm/Hydrant (\$3.7K), Security (\$2.9K) and Window Cleaning (\$2.4K).

Unfavourable variances arose from Repairs and Maintenance (\$17.7K), Management Fees (\$4.0K), Generator Expenses (\$3.2K), Elevator Expenses (\$2.1K), and Employee Wages (\$1.9K).

Our results continue to meet our expectations with no issues to highlight.

At August 31, 2021, our OCSCC 769 **Reserve Fund** stands at \$2.02M (\$1.7M being held in GICs) with \$78.6K of total expenditures incurred so far in 2021 related primarily to Window replacement and Heat Pumps. The **Shared Facilities Reserve Fund** is at \$174.7K with \$17.6K of pool expenditures incurred in 2021.

THE NEW BOARD



Some of these folks may look familiar.

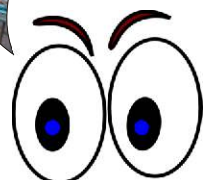


Zooming right along!

The first “live” event since the start of the Pandemic!

Despite the unique challenges that COVID19 has thrust upon us, the Social Committee under the leadership of Denise Dawson has done an outstanding job of keeping people connected and involved. Denise has stepped down for the time being in order to pursue new challenges and we wish her all the best. Linda Bowering has stepped up to chair the Committee and we all wish her well.

Peter Mitchell, Liaison.



Watch your email and the Bulletin Boards for upcoming events!

VISIT OUR WEBSITE



Riverside Gate II

Like living in a park . . .



Home

About us

Members' Area

Community Links

Photo Gallery

Contact us



Contacts

Emergencies

For health, fire, or
police emergencies call

911

For condo issues like flooding,
call the Gatehouse at

613-247-2128



Josephine would like to remind you to call a plumber for any issues within your unit requiring repair or alteration.

RENOVATIONS

You are free to perform renovations within your unit that do not involve the Condominium. That said, for the replacement of flooring, changes to electrical or plumbing require that you notify the Property Manager.

There may be a requirement for Board approval depending on the scope of the renovations. There are restrictions and specific requirements that must be met and the Property Manager will provide the required information. Please refer to the Owners' Handbook.



<http://www.riversidegate2.com/Contacts.html>

You can get the password from the Front Desk. The website is always up-to-date thanks to the outstanding dedication of our in-house Web Master, Robert Boisvert.

The site has all kinds of helpful and useful information to help you reap the benefits of living at Riverside Gate 2. There is a pdf copy of the Owners' Handbook and it is suggested that everyone download it to their device so that it is readily available. The pdf file is "searchable" so you should be able to quickly find answers to your questions.



Thanksgiving Covid19 survival guide

Desiderata

Go placidly amid the noise and the haste, and remember what peace there may be in silence. As far as possible, without surrender, be on good terms with all persons.

Speak your truth quietly and clearly; and listen to others, even to the dull and the ignorant; they too have their story.

Avoid loud and aggressive persons; they are vexatious to the spirit. If you compare yourself with others, you may become vain or bitter, for always there will be greater and lesser persons than yourself.

Enjoy your achievements as well as your plans. Keep interested in your own career, however humble; it is a real possession in the changing fortunes of time.

Exercise caution in your business affairs, for the world is full of trickery. But let this not blind you to what virtue there is; many persons strive for high ideals, and everywhere life is full of heroism.

Be yourself. Especially do not feign affection. Neither be cynical about love; for in the face of all aridity and disenchantment, it is as perennial as the grass.

Take kindly the counsel of the years, gracefully surrendering the things of youth.

Nurture strength of spirit to shield you in sudden misfortune. But do not distress yourself with dark imaginings. Many fears are born of fatigue and loneliness.

Beyond a wholesome discipline, be gentle with yourself. You are a child of the universe no less than the trees and the stars; you have a right to be here.

And whether or not it is clear to you, no doubt the universe is unfolding as it should. Therefore be at peace with God, whatever you conceive Him to be. And whatever your labors and aspirations, in the noisy confusion of life, keep peace in your soul. With all its sham, drudgery and broken dreams, it is still a beautiful world. Be cheerful. Strive to be happy.



*By Max Ehrmann © 1927
Original text*



Please Remember:

The Concierge is not on duty until 10:00 a.m. on Saturdays, thus the move in window is 10:00 a.m. to 5:00 p.m. Deliveries can be accepted BUT the resident must come down to meet them starting at 8:00 a.m. Any deliveries requiring the elevator to be put on service still have to wait until 10:00 a.m.

PLEASE TAKE NOTE:

The Staff are not allowed to print documents, shred things, or photocopy any material for residents of the building. These tasks are fully the responsibility of each individual. There are commercial sources to accommodate these various needs. Thank you for your co-operation.



EMERGENCY!

For any CONDO emergency at any time...call the **GATEHOUSE** at 613 247 2128 They will contact the Superintendent on call.

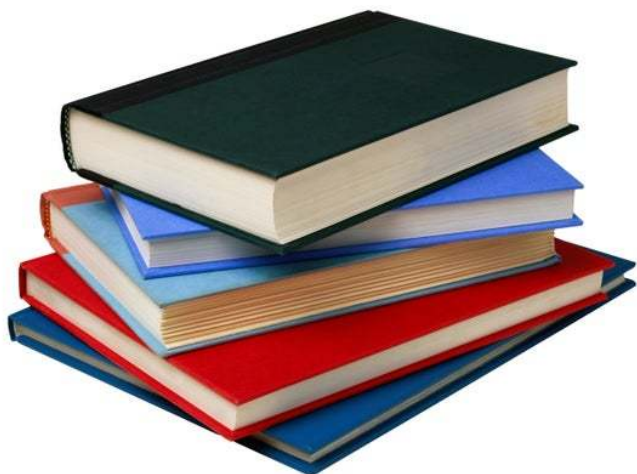
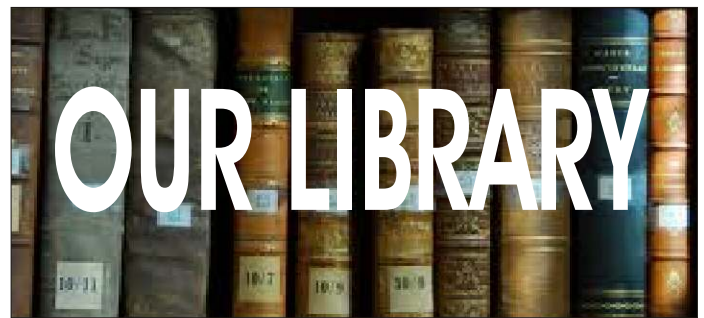
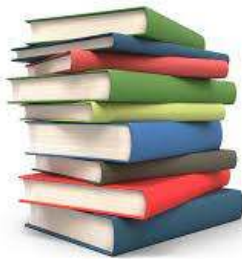


You may, at your individual expense, have power to your parking spot to allow for a trickle charger to keep your battery operational during extended periods of no use. Please Note: This is not at all like a charging station for electric vehicles.



There are many clever scams of which to beware. Some are by email and some by phone. There are many that are easy to spot and some that are not so easy to spot. Unless you are sure it is safe, you should investigate before you give out any money or information. Check this website, it is a wealth of helpful information and tips.

<https://www.bbb.org/article/scams/8767-bbb-tips-10-steps-to-avoid-scams>



The Library continues to be one of our most popular amenities. The Committee is still doing some reorganizing and relocating in an effort to maximize the usage of the space. Books are constantly arriving and replacing older ones that are being donated.

Everyone is encouraged to visit and see what is being done. There is still a requirement to mask and to sign in the book provided. There is hand sanitizer available by the sign-in book.