



# RIVERSIDE GATE SHARED FACILITIES

## COMMUNIQUE

July 6, 2023

Dear Owners and Tenants of RG1 and RG2

### **Re: Landscape Plan**

The Shared Facilities Committee (SFC), which has responsibility for all matters concerning property and amenities that RG1 and RG2 jointly own (pool, grounds, tennis courts, etc.) has received many questions and comments regarding our plans for landscaping. We thank everyone for their interest in this regard.

Leaving aside day-to-day operational costs, such as those for lawn mowing and snow removal, the SFC has a budget of approximately \$10,000 to \$12,000 a year. From this budget, we prioritize safety and structural issues, such as trip hazards or root systems damaging to our buildings or fences. After these items are remediated, we turn our attention to beautification, focusing on less labour intensive plants (to avoid excessive charges by our landscapers) and, obviously, non-invasive plants.

For the next three years, given the damage visited upon our grounds by the derecho, our focus will be almost exclusively on safety and structural issues. We have created a landscape plan for 2023 to 2025, a copy of which you will find attached. All items under 2023 are underway for this year.

Our goal is to continue with the upkeep of the common grounds and also make the property more easily manageable.

We would like to thank all those who volunteer their time to the front gardens and boulevard as this keeps our landscape contract down and they look fantastic. Gardening within the gates/on the property of the condominium can only occur with the permission of the SFC.

Sincerely,  
Kimberly Renwick  
Property Manager for RGSF

SFC Landscaping Plan								
Item	Description	Year 2023		Year 2024		Year 2025		Status
		Amount	With HST	Amount	With HST	Amount	With HST	
1	Missing sod by pool	\$0	\$0	\$775	\$876	\$0	\$0	
2	Area under balcony by pool	\$0	\$0	\$1,050	\$1,187	\$0	\$0	
3	RG1 stairwell	\$0	\$0	\$1,975	\$2,232	\$0	\$0	
4	RG1 BBQ area (mulch or rock?)	\$0	\$0	\$1,500	\$1,695	\$0	\$0	
5	RG2 stairwell	\$0	\$0	\$1,600	\$1,808	\$0	\$0	
6	RG1 tree removal (3 out of 9)	\$1,335	\$1,509	\$1,335	\$1,509	\$1,335	\$1,509	
7	seed patch left from tree removal	\$775	\$876	\$775	\$876	\$775	\$876	
8	edge tree beds with mulch	\$0	\$0	\$0	\$0	\$0	\$0	TBD
9	trim potentilla	\$0	\$0	\$0	\$0	\$0	\$0	proceed
10	river rock to resolve repetitive salt spots at entrance	\$0	\$0	\$9,200	\$10,396	\$0	\$0	defer. Sod or paint
11	Top soil for boulevard and flower for boulevard and front entrance	\$1,128	\$1,275	\$0	\$0	\$0	\$0	
12	trim stumps on steep RG1 slope but do not remove except for the one which has uprooted	\$1,200	\$1,356	\$0	\$0	\$0	\$0	
13	grind down 2 stumps in front of RG2. Remove now exposed dead junipers	\$1,675	\$1,893	\$0	\$0	\$0	\$0	
14	Plant 2 lilacs in front of RG2 (bare spot due to storm-related tree loss)	\$1,200	\$1,356	\$0	\$0	\$0	\$0	
15	grind down 2 stumps in parking lot by lane from street. Do not replace. Maybe extend bush	\$1,000	\$1,130	\$0	\$0	\$0	\$0	
16	grind down 6 stumps around tennis court (inside fence). Do not replace other than with trees from Branislav.	\$2,400	\$2,712	\$0	\$0	\$0	\$0	
17	Plant herb garden, perhaps raised. Location TBD if approved	\$0	\$0	\$0	\$0	\$0	\$0	Kim to send sample pictures
18	Mike repaired fence damaged by DND. Branislav to stretch links	\$0	\$0	\$0	\$0	\$0	\$0	
19	Move a few more shrubs under 206; sow seeds	\$0	\$0	\$0	\$0	\$0	\$0	
20	Plan re brown vent hood, back of RG1	\$0	\$0	\$0	\$0	\$0	\$0	TBD in 2025
21	Refills for the water roller absorbers(qty 2) and two post-mounted valet garbage containers	\$531	\$600	\$0	\$0	\$0	\$0	
22	Obtain quote to paint lines in the laneways of parking lot, with an option for the parking spots							TBD in 2023
23	Fill potholes in parking lot/driveway	\$1,500	\$1,695	\$0	\$0	\$0	\$0	
	<b>Total without border trim</b>	\$12,744	\$14,401	\$18,210	\$20,577	\$2,110	\$2,384	
24	<b>plastic border trim</b>	\$0	\$0	\$0	\$0	\$2,475	\$2,797	
25	<b>metal border trim</b>	\$0	\$0	\$0	\$0	\$8,600	\$9,718	
	<b>Total with plastic border trim (#17)</b>	\$12,744	\$14,401	\$18,210	\$20,577	\$4,585	\$5,181	
	<b>Total with metal border trim (#18)</b>	\$12,744	\$14,401	\$18,210	\$20,577	\$10,710	\$12,102	
	July 5/2023							