

# *RG-2 Newsletter*

## *Riverside Gate II Condominium Corporation*



January 15, 2014

QN2014-001

Dear fellow residents,

The Board constantly 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 **Quarterly Newsletters**, open **Board Meetings**, **Board Communiqués**, a **Community Website**, **E-mail Messages**, and six **Bulletin Boards**.

We encourage owners to visit our website at [www.riversidegate2.com](http://www.riversidegate2.com) on an on-going basis and to subscribe to the Board's e-mail listing in order to receive all communication electronically. Simply forward an e-mail message to Kim Renwick, Property Manager, at [KRenwick@condogroup.ca](mailto:KRenwick@condogroup.ca) and please include your number.

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### **Financial Highlights to December, 2013** - (All amounts in thousands of dollars)

Unaudited full year **Total Revenue** is \$0.9 over budget, at \$1,276.9 - while unaudited full year **Total Expense** is \$23.2 under budget, at \$1,312.8 – resulting in a draw from accumulated operating equity of \$35.9. Please be reminded that we anticipated drawing \$60.0 from our operating equity in 2013 to support the doubling of the annual Reserve Fund Appropriation, as required by the Reserve Fund Study Update done in 2012.

The withdrawal from operating equity being \$24.1 lower than anticipated leaves a projected Operating Account balance of \$167.4 at year-end. These results are favourable to our projections at 2014 budget time, however we still need to ensure that all 2013 invoices are received and posted. Also, the final audited statements may differ slightly, depending on how many year-end “timing adjustments” the auditor makes.

The major contributors to the favourable expense variance are low summer water consumption and routine repair and maintenance expenses remaining below budget.

At 31 December 2013, our OCSCC769 **Reserve Fund** is favourable to plan at \$729.2 (\$670.0 being held in Non-Registered GICs) and the **Shared Facilities Reserve Fund** is also favourable to plan at \$85.4.

**Opening of Two Board Vacancies next June** - Owners are encouraged to consider standing for election to the Board in June. The terms of Rose-Marie Batley and Robert Boisvert will expire, and both have indicated they do not plan to stand for re-election. They have kindly offered to assist the new Board, should that be requested, including an offer by Robert to continue as our condo webmaster.

Although Rose-Marie and Robert are currently Secretary and Vice-President, these will not necessarily be the responsibilities of the new directors, as the newly constituted Board will decide among themselves as to which roles are best suited to individual skills and interests.

Please do give this serious thought, as it is vitally important to have an interested and motivated Board if we are to continue to achieve our Condo Vision - *“A condominium community where owners and residents enjoy a consistently high quality of life in a safe, financially sound, trusting, socially interactive and peaceful environment”*.

**Never Let a Stranger in the Building** - The Board recently updated our “Enterphone Security System” with the objective of improving our ability to limit access to the building by unauthorized personnel. In the absence of a Concierge, please never allow anyone you do not know to enter the building with you. There is no need to be embarrassed about it – just explain it is condo security policy, and ask the visitor to use the Enterphone system.

**CPR and Automated External Defibrillator Training** - A training session for RG1 and RG2 staff will be scheduled by the PM by spring. Residents interested in taking the course should advise the PM. A notice will be sent to all residents once a date is confirmed.

**Medical Deliveries** - Residents are reminded that our Concierges cannot be requested to hold medical deliveries unless a Medical Delivery Waiver has been signed (form available through the PM office). For a complete overview of our Concierges’ responsibilities, please consult the Job Description and the Concierge Expectations and Interactions document posted on our website or available from the Property Manager.

**Thank you Letter from RG-1** - Following the sudden power shortage at RG-1 in December, the Board of Directors at our sister building issued a hearty thank you to all RG-2 residents for their kindness in offering our Party Room to allow RG-1 residents to warm up their chilly toes, and provide coffee, tea and companionship during a long day. Hopefully the favour will never have to be returned.

**New Property Entrance Signs** - The Shared Facilities Committee is currently making arrangements for an address sign to be installed on the security Gatehouse directly above the front picture window of the building. This initiative is being undertaken to assist visitors, delivery services, and emergency services in more readily locating our Riverside Gate condo buildings.

**Special Donation to the Social Committee** - The Bridge Group has recently made a donation of \$500.00 to the Social Committee in order to assist the Committee in organizing further social and recreational activities for the benefit of all RG-2 residents. The members of the Social Committee wish to reiterate their sincere appreciation to the Bridge Group members for this very generous monetary contribution.

**Tagging of Bikes** - Thank you everyone for tagging your bikes. Three bikes remain unidentified and they will be stored separately until the end of June 2014 at which time they will be donated to the Boys or Girls Clubs of Ottawa. Should any resident wish to view these remaining bikes, please contact the PM. As a final note on the issue, we kindly request that residents who have more than one bike in storage, and who do not frequently use them, to please lock them together on a single stand.

**Extracting Discarded Items from Garbage Rooms** - While the Board can understand the enthusiasm that certain residents may have for recycling, residents are reminded that, for reasons of safety, hygiene, and disturbing noises, it is completely unacceptable for any resident to visit garbage rooms on other floors for the purpose of extracting items that have been discarded by other residents. Thank you for your understanding and cooperation.

**Avoid Excess Humidity in Units** - Residents are reminded that frost and ice at this time of year will easily accumulate on window glass and sills if their humidifier is not set in the automatic mode, or if the humidifier is not connected to the temperature control sensor located outdoors on their balcony. Please immediately contact the Property Manager if a problem persists.

**Disposal of Batteries and Compact Fluorescent Light (CFL) Bulbs** - These items contain toxic substances that should never be released to the environment via disposal through the garbage chute or the recycle bins. Please note that all Canadian Tire, RONA, Lowes and Home Depot stores accept these items for disposal. Since these retailers are close by and are pleased to offer this community service, let's take advantage of it. Again, under no circumstances should any bulbs be directly deposited in the garbage chute or recycle bins.

**UV Window Film** - The Board reminds owners that the installation of UV film on OCSCC 769 windows is not permitted, as it may shorten the life of the window. Some owners may have received permission from the developer or prior property management to install the UV film. In that event, and film has been installed, the owner is requested to ensure the Property Manager is aware of this, and knows the type of film and the month and year installed.

**Use of Personal Contractors in the Hobby Room** - The Board wishes to reiterate the policy that personal contractors are allowed to use the Hobby Room when necessary. Residents are responsible for the conduct of the contractors they employ and should accompany them to the room to provide access and ensure the room is cleaned at the end of the day and/or project.

Both residents and contractors should respect the posted protocols, keep the area clean, and to please avoid monopolizing excessive table space for an indefinite period of time.

Residents are also reminded to return any borrowed equipment or tools to their designated storage space and not to remove any items that are not yours. Concierges periodically monitor the use of this space.

**The Closure of Pathways in Winter** - Residents are reminded that for safety reasons, the pathways around the property are not maintained during the winter. However, the area adjacent to the glass exit behind the building and the short pathway to the gazebo continue to be maintained for emergency evacuation purposes.

**The Decision to Exit during a Fire Alarm** - As stated in our Fire Emergency Directive, *"The decision to evacuate immediately when the fire alarm is heard or wait for the instructions given by the Fire Department, rests ultimately with each individual depending on his or her circumstances."*

Residents are also reminded that when a fire alarm occurs in the garages, in the pool area or in the main floor lobbies of either building, the fire alarm will ring in both buildings. Otherwise, the alarm will only ring in the building affected. To view the complete Fire Emergency Directives, please visit our website in the "Members' Area" or obtain a paper copy through the Concierge desk.

**Unit and Locker Room Locks** - Residents are reminded that the locks and keys for both their unit door and the door to their (same floor) locker are the responsibility of the owner. A nearby locksmith that is recommended by the corporation is **Everest Locksmiths Services** at 1581 Bank Street, telephone number 613-248-3535. Owners must obtain permission from the corporation before installing a new lock.

**Use of the Public Address (PA) System** - The Ottawa Fire Department has confirmed that the PA system belongs to the Corporation and can be used as the corporation sees fit, preferably only for emergencies, but not necessarily restricted to fire emergencies.

Henceforth, the PA system at 3580 will be used for the following:

1. To announce a fire alarm test both prior to and at the end of the test;
2. To announce that all elevators are out of service and that the technicians have been informed and a subsequent message will be made when the elevators are returned to service;
3. In the event of a false alarm, following resolution, to announce that the alarm was false and the cause if known;

4. To make an emergency announcement when directed by the Property Manager. (Examples of emergencies may include, but are not limited to, building-wide power failure, tornado warning, major flooding in the building, blockage of a main exit, etc.) In the event that the Property Manager is not available, one of the Board members will give the direction to make the emergency announcement.

It should be noted that when the fire alarm sounds (excluding tests) the control of the PA system (and indeed the building) rests with the Fire Department until returned to the Condominium Corporation when fire officials leave the building.

**Social Committee Update** - We wish to thank the members of the Social Committee for the excellent social events that were organized throughout 2013. Thank you for your time and energy everyone, you make our beautiful home an even better place to live in.

Activities planned for this winter include

- A Happy Hour on Wednesday, January 15<sup>th</sup> sponsored by Ted and Marian Robinson of Unit 602, and Arnold and Vera Burwell of Unit 1108
- A Bingo on Sunday, January 26<sup>th</sup> at 2:00 p.m.
- A Valentine Pot Luck Dinner on Saturday, February 15<sup>th</sup>. Please check the bulletin boards for more details

In an effort to mingle a little more with our neighbours next door, the Bingo and Pot Luck Dinner events are open to the residents of both Riverside Gate buildings.

**New Movie Nights Season** - Please note that a new **Movie Nights** season begins on **February 27<sup>th</sup>** with the movie "**Blue Jasmine**". Movies start at 7 o'clock sharp every 2nd Thursday. Consult the bulletin boards and/or our website for more information.

**Library Committee Update** - We are happy to report that donations to our Library are pouring in thanks to the generosity of our residents. A big THANK YOU goes to all of those who have contributed to enrich our collection by donating books, magazines, newspapers and puzzles.

We are glad to announce that an inventory of the Library's holdings will soon be available both in hard copy and on our website. Library users will be able to search for books by category, title or author.

There is a waiting list for the following Library books which have been out for an extended period of time. If you have borrowed any of them, kindly return them to the Library as soon as possible so that your fellow neighbours can read them too!

- **Frank: The Voice**, by James Kaplan
- **Steve Jobs**, by Walter Isaacson
- **Life**, by Keith Richards and James Fox

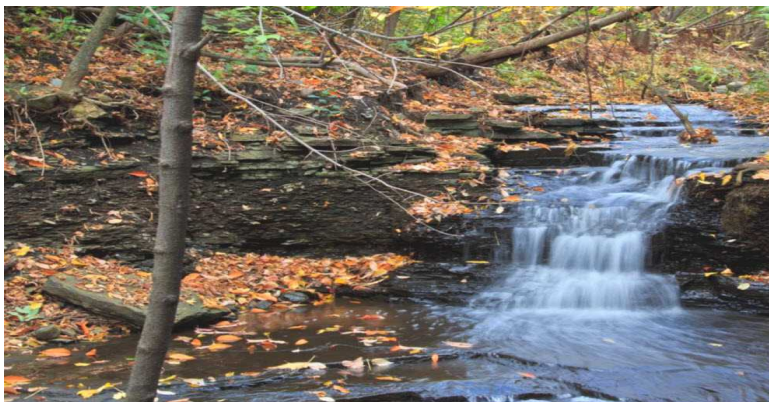
The Reference section has been enhanced by the addition of new and updated editions of English and French dictionaries and by the foreign language dictionaries that belonged to our late friend and neighbour Rudy Gittens and that were generously donated by Betty Gittens. We remind our Library users that the dictionaries and other materials in the Reference Section are to be consulted on-site only. Please do not remove them from the Library.

**Extra Copies of Newsletter** - For your convenience, a limited number of paper copies of the Quarterly Newsletter will be available on the mailroom shelves. Additional copies may be obtained through the Concierge desk.

Thank you for your ongoing support and cooperation, and best regards to those of you who are enjoying warmer climates in distant lands.

To one and to all, we wish you a very happy, safe, and healthy New Year!

Your Board



### **Report from the Riverside Gate Walking Club** - By Jerry (Gerald) Posen, Unit 803

Adventure! Adventure! Adventure! Into the wild Canadian north . . . bears, moose, wolves, fox, coyotes, deer, poisonous snakes . . .

Well, not quite..... we saw a deer at about 100 metres, once in three years. We have seen some wild ferocious ducks and ducklings, flocks of geese, occasional vicious cardinals, many turtles and very many, mainly beautiful, wildflowers (we have seen and identified over 50) and crows, lots of raucous, noisy crows.

Frequently we can be heard solving the problems of the Mideast, the euro, unemployment, and we helpfully suggest solutions for the Canadian government both economically and politically. We also decide the best places to buy clothes (mainly women's), best restaurants, and shopping generally including food and toilet paper. Our children and grandchildren also occasionally come up for discussion.

Our walks are either along the river or across Riverside Drive to McCarthy Woods. We are relatively delicate and do not fight the weather (don't sing, dance nor walk in the rain). We walk approximately 3 to 4 km over an hour to an hour and a half. We meet Tuesday and Thursday at 10 am in front of RG-2.

The walks are reasonably paced. The terrain is uneven but not difficult mostly flat, with occasional small hills. We cross a bridge that we built over a creek. We no longer cross or walk on the railroad tracks because the railroad became incensed that we did, so built a large fence to keep us "on track" which means off their track! On any given day we will be anywhere from 4-12 people.

All are welcome. We have walkers, both men and women, from both buildings. There is no charge, just bring your enthusiasm and cheerfulness . . . and maybe the occasional cookie.

Hope to start the walks early May if the terrain is not too wet and thus safe.