



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.*

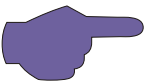
Summer 2017



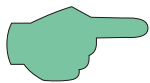
The Shared Facilities Committee (SFC) is investigating the costs of installing a shuffleboard on the pool patio. The costs include moving the patio gate, creating a walkway through the adjacent garden bed, and providing a level surface.



New smoke alarms are being purchased and will be installed in each Suite. This will be done by Steve.



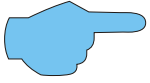
The Board has asked for quotations to install a new Patio Area across from the Gazebo in the shade provided by the trees.



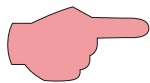
Notices are to remain on the Bulletin Boards for no more than two weeks.



The rug in the Library was stretched to remove some wrinkles and is now much safer.



The window repairs to the Den windows in the 07 stack are well underway and have successfully resolved the leaking.



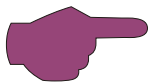
There will be a new bilingual sign for the Sculpture.



Pending finalization of funding, all balcony railings will be assessed this fall to determine if repairs are needed.



Our Superintendent, Steve, will be contacting residents who have not as yet replaced the toilet valves advising them why these valves need to be replaced although this it at owner's expense.

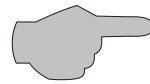


There were 90 out a possible 141 units that responded to the survey and 45 suites are

experiencing sediment or oily residue. This number is higher than expected. The Board will look at the survey results over the next few weeks and will do further testing on the cause of the residue.



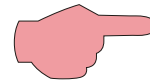
The installation of L.E.D lighting is now completed. There is a \$12,000 rebate due from Hydro. Hydro costs have been reduced significantly.



The Garbage Chutes on each floor will be cleaned and foam pads will be installed on each chute to lessen noise.



The Board had a preliminary discussion regarding the desirability of investigating the installation of an electric vehicle charging station inside the garage and possibly outside in the parking lot.



Users of the Party Room are reminded to keep the door closed during events.

## DON'T GET LOCKED OUT



Keep an extra set of keys in your cage locker with a combination lock and you will always have access to a set of keys. The Emergency Keys in the Property Manager's Office are available strictly for Corporation Emergencies.

## UP-COMING MEETINGS

September 13, 1:00  
October 23, 1:00

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# RIVERSIDE GATE 2 CONDOMINIUM CORPORATION OCSCC # 769

## FINANCIAL HIGHLIGHTS TO JUNE 30<sup>th</sup>, 2017

### Summary:

Year-to-Date (YTD) **Total Revenue** is \$3.9K under budget, at \$732.5K - while YTD **Total Expense** is \$29.1K under budget, at \$706.6K leaving a YTD **operating surplus** of \$25.9K versus a **balanced budget**.

The major favourable contributors to the expense variances were due primarily to utilities (\$30.1K), cleaning (6.2K), security (\$3.9K), professional services (\$4.5K), and lower expenses in shared facilities (\$11.4K).

Unfavourable variances arise from maintenance repairs (\$10.2K), building improvements (\$11.8K), fitness equipment (\$2K), generator (\$5.9K). Office expenses & miscellaneous (2.2K)

At June 30th, 2017, our OCSCC 769 **Reserve Fund** is at \$1,483K (\$1,385K being held in Non-Registered GICs). Reserve expenditures YTD are \$12.8K. The **Shared Facilities Reserve Fund** is at \$59.3K, with \$5.6K expended YTD.

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## 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](mailto:fredtab@rogers.com) or 613-828-9817.



## WALKING GROUP

The Group assembles at the Front Entrance on Tuesdays and Thursdays at 10:00 a.m.

**We Want You To Know**



Please, if you receive mail that is addressed to a former resident of your unit, just draw a line through the address and put it in the outgoing mail slot. If you receive mail that is **not** for you, just pop it in the out-going mail slot. This helps protect everyone's privacy and ensures that the mail gets to the correct recipient. Please don't leave it on the ledge nor give it to the concierges.

**We Want You To Know**

Check your pipes under the kitchen sink for leaks, you may need to have a plumber if you notice any degradation.



# CELEBRATE AT OUR INDOOR PICNIC



The Social Committee did it again! They put on a fantastic Potluck Picnic in the Party Room. The event was well attended and the cold entrées were delicious. This was a reliable way to Celebrate Canada's 150th Anniversary and ensure that the crowd stayed dry. The event was easy to get to and there was ample parking. Not one person had to call a cab to get home!

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# BIRDS OF RIVERSIDE GATE

There are many birds in our vicinity and here are some of the ones I have seen. I will include some in each Newsletter if there is interest.



The Ovenbird's rapid-fire *teacher-teacher-teacher* song rings out in summer hardwood forests from the Mid-Atlantic states to northeastern British Columbia. It's so loud that it may come as a surprise to find this inconspicuous warbler strutting like a tiny chicken across the dim forest floor. Its olive-brown back and spotted breast are excellent disguise as it gleans invertebrates from the leaf litter. Its nest, a leaf-covered dome resembling an old-fashioned outdoor oven, gives the Ovenbird its name.



If you're convinced you'll never be able to learn bird calls, start with the Gray Catbird. Once you've heard its catty mew you won't forget it. Follow the sound into thickets and vine tangles and you'll be rewarded by a somber gray bird with a black cap and bright rusty feathers under the tail. Gray Catbirds are relatives of mockingbirds and thrashers, and they share that group's vocal abilities, copying the sounds of other species and stringing them together to make their own



The male Northern Cardinal is perhaps responsible for getting more people to open up a field guide than any other bird. Even the brown females sport a sharp crest and warm red accents. Cardinals don't migrate and they don't molt into a dull plumage, so they're still breathtaking in winter's snowy backyards. In summer, their sweet whistles are one of the first sounds of the morning.



**The "chick" pictured above was recently spotted in the Building. All dressed for a wedding!**



# EVENTS

The first "Mini" Happy hour was a great success. The event was held May 17th in the Gazebo.



There is a rumour that the fourteenth floor serves Pepsi to workers on hot days!

Following close on the heels of the first Mini Happy Hour, was the second Gazebo event. We held a "welcome the Mallards" Strawberry and Champagne event that was well attended and hugely successful.



Patriotic Party in the Library for Canada Day



## UP COMING EVENTS

### DINNER CLUB

September 11th

### HAPPY HOUR

October 27th

### CHRISTMAS PARTY

December 3rd

# 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.

## 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. We have two sets of FOBs with keys to these doors, two more will be purchased and the Board is investigation how best to secure and monitor these door.**

## PLEASE !

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



## TIPS FOR CONDO LIVING



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



Please use strainers for your sinks