



RIVERSIDE GATE

# RG2 News

Spring 2020

*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.*

## NEWS



The Board expresses special thanks to all our Staff who have made this very difficult time just a little more bearable and less frightening.

We also thank the Owners for their support and cooperation during this trying episode.

Our Property Manager has helped to guide the Board through the various steps and procedures in an effort to keep everyone safe and healthy.

The best way to combat this pandemic is to follow all of the recommendations of the Governments and Health Authorities: read the information posters; wash your hands; stay home; keep your distance; if you take an elevator, wait for an empty one. Regularly check this link for the latest information:

<https://www.cbc.ca/news/canada/covid19-coronavirus-latest-canada-1.5499632>

It is highly recommended that everyone limits visitors to those who are absolutely needed for delivering supplies to reduce the risk of passing this virus to others.

### Implementation of Non-smoking Rule:

Both Boards have approved there is to be no smoking on the grounds. There is a bilingual sign at the Gatehouse. There is a prominent sign posted on the entry gate to inform all contractors, visitors and other workers that there is NO SMOKING anywhere on the grounds. Infractions of anyone smoking on their balconies or anywhere on the grounds should be reported to Kim for action.

**Visitor Parking:** The Visitor Parking is for Guests only. Residents may only use the Visitor Parking for a very short stop. If you are expecting overnight guests or extended stay guests, please be sure to get a parking pass from the Gatehouse and display it in the front windshield. Any other issue should be discussed with the Property Manager. Offenders will be issued a warning and failing that, may find that their vehicle has been towed!

**Amenities:** As soon as possible, we will be opening the amenities in keeping with Federal, Provincial and City of Ottawa guidelines.

### 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

*Denise Dawson, Chair  
Linda Bowering, Secretary  
Kathryn Parchelo, Treasurer  
Hélène Azam, Member  
Margaret Ann Code, Member  
Barb and Mac Jewett, Members  
Donna Allen, Member  
Diane Preston, Member*

### Library Committee

*Marian Robinson, Chair  
Betty Alce, Member  
Joan Hillary, Member  
Ted Robinson, Member*

## UPCOMING BOARD MEETING

DUE TO THE CORONA VIRUS THERE WILL BE NO OPEN BOARD MEETINGS UNTIL FURTHER NOTICE

THE BOARD WILL MEET MAY 21st.

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## RIVERSIDE GATE II CONDOMINIUM CORPORATION OCSCC # 769 FINANCIAL HIGHLIGHTS TO MARCH 31, 2020

### Summary:

(YTD) **Total Revenue** is \$1.7K under budget (Guest Suite revenue down), at \$397K, while YTD **Total Expense** is \$13.0K over budget, at \$423K, leaving a YTD **operating deficit** of \$26.1K versus a **budgeted deficit** of \$11.3K.

As of March 31, the major favourable contributors to the expense variances were Shared Facility Expenses (\$10.5K), Discretionary Expenses (\$3.8K), and Window Cleaning (\$3.6K).

Unfavourable variances arose from Utilities (\$18.1K), Repairs and Maintenance (\$8.1K), and Elevator expenses (\$3.8K).

These results are normal for early in the year and I am very comfortable with our financial position. The primary driver of our expense overage for the first quarter is related to our Gas expense and, as was the case last year, is fully attributable to a budget issue. Our actual gas expense for the first 3 months this year is very consistent with our actual usage in 2019.

At March 31, 2020, our OCSCC 769 **Reserve Fund** stands at \$1.73M (\$1.625M being held in GICs). Reserve expenditures YTD are \$217.5K composed primarily of Mechanical (Sediment Project - \$115.2K), Elevator Expenses (\$55.7K), Heating Pumps (\$25.0K) and Windows (\$18.7K). The **Shared Facilities Reserve Fund** is at \$145.3K, with \$1,800 of landscaping expenses incurred so far in 2020.

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# THE MOST EFFECTIVE SECURITY MEASURE IS YOU!

There is never a need to admit people to the building unless you invited them. The Gatehouse can and will open the door if the Concierge is absent. Anyone can call a unit using the Entry-Phone located in the vestibule and the Owner can open the door by pushing 9 on their phone.

Please don't create a **security risk** by admitting anyone not invited by you!



If you are expecting guests or service people to arrive outside of the normal Concierge Hours, please provide them with your entry number for the Front Door. They can call your suite directly and all you have to do is push 9 on your phone to let them in. There is also a Directory by name. If the Concierge is not at the desk, the Gatehouse

can open the door. It is the first entry on the list, the number is 0001.

**Never allow access to ANYONE other than your own guests or services.**







# Social Committee

## VITTORIA TRATTORIA



**THE BBQ IS FOR YOUR ENJOYMENT AND USE. PLEASE TAKE NOTE.**



The BBQ is for use by the **Residents of RG2** only.



Be sure to respect the distancing recommendations.



There should **NEVER** be more than 4 people in the area.



It is **VERY** important to thoroughly clean the BBQs **BEFORE** and **AFTER** use.



There were 12 of us at Vittoria. At least our last dinner night was a fun one. Would that make it the Last Supper!

**PLEASE KEEP YOUR WINE AND LIQUOR AND BEER BOTTLES IN YOUR UNIT UNTIL THE COMMITTEE CAN RESUME COLLECTION.**



# Social Committee

**NO ACTIVITIES ARE PLANNED UNTIL FURTHER NOTICE!**

## More about Garbage 101:



Please familiarize yourself with the Recycling Rules. If you do not know whether or not an item can be recycled, refer to the sign in the garbage room or consult the City website: <https://ottawa.ca/en/garbage-and-recycling/recycling>

If you have items that you no longer need that you think might be of interest or use to others, please do not leave them in the garbage room. Take them to the load-in area on the first floor across from the Mail room.



## MYSTERY

As editor, I am not quite sure why someone leaves elastic bands in the elevator. We have various ways of disposing of unwanted items....this is not one of them.



## FROM WHENCE THEY CAME

Sadly, none of these carts are equipped with a homing device. They rely on you to return them as soon as you are finished using them. Your friends and neighbours rely on that too.



## MAY WE SUGGEST...

It is a very good idea to leave a key with one of your neighbours so that in case of emergency they have access to your unit. If you will be away for an extended period, when you inform the Concierge of your absence, also let them know who has a key.

If you have a pet, you could show one of your friends what needs to be done, where the food is, and all relevant particulars. Leave an info sheet in your unit for anyone looking after your pet in an emergency. Might also be a good idea to inform the Property Manager of arrangements you have made.

## BOOK CLUBS



Nothing until further notice.

