

Quarterly Newsletter

Riverside Gate II Condominium Corporation



Friday, September 17, 2010

QN2010-003

Dear fellow residents,

The Board 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 this Quarterly Newsletter as well as open Board meetings, Board Communiqués, an informative website, e-mail messages, and our six bulletin boards. We encourage owners to visit our website on an on-going basis and to subscribe to our e-mail listing in order to receive all communication electronically. To subscribe to the listing, simply forward an e-mail message to our Property Manager at idauidson@condogroup.ca and please include your unit number.

Elevators – The Board is continuing to monitor and pursue a solution to the issues involving the performance of the elevators. As a result of the absence of progress by ThyssenKrupp (TK), Urbandale has issued and served a third party claim against TK in the court action that the Condominium Corporation commenced against Urbandale. We shall continue to advise on this matter as events unfold.

Financial Update to August 31, 2010 – (All amounts in thousands of dollars)

Total Income is \$9.8 over budget, at \$741.0 -while YTD Total Expense is \$35.0 under budget, at \$703.3 - leaving a YTD operating surplus of \$37.7 versus a budgeted deficit of \$7.1

Our YTD operating surplus reflects the continuing benefit of the low first quarter Natural Gas prices. While there are both favourable and unfavourable YTD variances among the many expense line items, there are no issues of undue concern to your Board at this time.

Our CCC769 and Shared Facilities **Reserve Funds** are on plan at \$241.2 and \$30.3 respectively. (Please note that RG1 also has a Shared Facilities Reserve Fund of the same amount).

2011 Budget Input Session – All residents are cordially invited to provide their input into the Board's 2011 Budget at an evening session which will be held on **November 24th at 7:00 p.m.** in the Party Room.

Window Washing – Please note that the window washing this fall will be carried out during the **week of September 20th**, weather permitting.

Humidifier Canisters – Residents are reminded that humidifier canisters are always available for purchase from the Concierge at 613-247-9100. Please note that humidifier maintenance is the responsibility of the unit owners, not the Corporation. Replacement canisters are provided on a cost recovery basis.

Minimizing Water Spillage in Units – The Board has already provided all units with water sensors (with alarm) for the HVAC closets. These monitors produce a high-pitched, continuous sound that can be heard from the hall or elevators. Neighbours should listen for this sound in case the resident is not in when the alarm activates. To minimize the chance of water spillage even more, residents are encouraged to buy additional sensors for their laundry room floor next to the washing machine and even specially designed ones to hang in the laundry tub. These sensors may be purchased at Home Depot for approximately \$4.99 each.

Condo Living Realities - For many of us, living at Riverside Gate II is our first experience in condo living. Condo living is a wonderful lifestyle but here are a few important reminders that will help make our experiences much more enjoyable:

- **High or hard heel shoes** - Our floors, like most modern condos, are made of steel reinforced concrete and they easily propagate sound. The wearing of high heels or hard heel shoes can cause the noise and/or sound to reverberate over the condo unit below yours and often across to other units on your level. Therefore residents should wear soft sole/heel shoes in their unit and only put on high or hard heel shoes upon leaving their unit.
- **Felt pads for furniture** - Furniture being dragged on the floor will also reverberate across the entire floor below. Your neighbors downstairs will greatly appreciate your use of felt pads, soft rubber rollers (as opposed to hard plastic ones), area carpets on hard wood floors, and the lifting of tables and chairs.
- **Be gentle when closing heavy unit doors** - Because the entrance door to your suite is heavy and spring-loaded for fire safety reasons, your neighbors will greatly appreciate that you “gently” close the door instead of letting it slam shut. Though our marble floors are gorgeous, they also carry the sound of a closing door throughout the quadrant hallway.

Closure of Pool for Painting – You may have noticed some deterioration of the paint on the floor and on the sides of the pool. The various paint companies who last painted the pool have agreed to correct the situation at no cost under their warranty program. Unfortunately, this means that the pool will be closed starting sometime in October for an estimated period of 4 weeks for the painting and drying process. We apologize for this inconvenience but hope that you agree that this work must be completed as soon as possible.

Emergencies in the Swimming Pool Area – Residents are reminded that there is an emergency telephone on the short wall opposite the shower station. A similar telephone is now being planned for the Exercise Room.

No Pets in Guest Suite – Except for guide dogs, no other pets will be permitted in our Guest Suite. This ruling was made for health (allergies) and sanitation reasons. Guests may of course leave their pets with their host but must be apprised of our condominium dog rules. These rules are posted on our web site at www.riversidegate2.com and copies of the rules are available at the Concierge desk.

Social Committee Update – The Board wishes to thank each member of the Committee for the wonderful activities they continue to organize at Riverside Gate II and especially this year’s well-attended August BBQ. The next major event is the **Charity Women’s Fashion Show** on Wednesday, October 6th. Due to popular demand there will be two shows: one at 2:00 p.m. and a second at 7:00 p.m. The first show is already SOLD OUT. Check the bulletin boards and/or our website for more information and don’t hesitate to invite your family and friends.

Library Committee Update – The Library Committee is doing a magnificent job keeping our library tidy and current. Thank you again to all who donate books, magazines, and daily papers.. The Chair of our Library Committee is Ruth Bristow. Feel free to contact her at 613-447-2862 with any suggestions. The committee is currently looking for more magazines. Please leave books and magazines (borrowed or donated) on a table; do not replace them on the shelves.

Visitors Parking – Residents are reminded that the outdoor parking area is for the exclusive use of visitors.

New BBQ Patio Furniture – The meager furniture in our BBQ patio area has now been replaced with more appropriate table sets for the use and enjoyment of all RG-2 residents. The Board has also arranged for the purchase of four new lounge chairs for the patio area.

Who to Call for Emergencies – Call **Security at 613-247-2128** for ANY building type emergency at ANY time. Call **911** for any personal emergencies such as health related incidents.

RG-2 Building Tour – Due to popular demand, a 4th special, behind-the-scenes building tour is now scheduled for **Thursday, October 7th** starting at **10:00 a.m.** in the east wing formal lobby. Simply advise the Concierge at 613-247-9100 if you are interested.

Owners' Guest Lists – Owners are reminded that guest lists filed at the gatehouse and responsibility for such list rests with the owners. Guests on the approved lists are not announced to the owner on arrival.

Elevator Emergency Button – The emergency button in our elevators is very sensitive to the touch and occasionally residents inadvertently activate it. Our Property Manager is currently looking to resolving this issue but in the interim, if this happens to you, please advise the Concierge as soon as possible so that he /she may call to report the false alarm.

Hobby Room and Change Room Lockers – Residents are once again reminded that the lockers in the **Change Rooms** located outside the fitness room are for daily use only. Locks are not to be left on the lockers overnight or on a permanent basis. The lockers in the **Hobby Room** are to be used on an as needed basis for personal projects. These lockers are not for permanent storage. You will appreciate that the number of lockers in each of the aforesaid locations are but a fraction of the number of units in the building. When your project is completed, we ask that you vacate the locker.

Wooden Benches in Change Rooms – In order to accommodate residents using the **Change Rooms** located outside the fitness room, wooden benches have been purchased and will be installed upon delivery.

Free CPR Course – A free CPR and Automated External Defibrillator Course is scheduled for **Saturday, October 30, 2010 from 8:45 a.m. to 1:30 p.m.** at the Ottawa Paramedic Headquarters, 2465 Don Reid Drive, (off Walkley Road).

This course is sponsored by our Safety and Security Committee and will be facilitated by our Ward City Councillor. The four-hour class includes a short lecture on patient assessment and clinical training. Participants who successfully complete the course will receive valid CPR C “Basic Rescuer” and AED certification. Norm Couturier, our Director of Operations, will handle the registration.

If you are interested, please contact Norm at normcouturier@rogers.com, or leave a note with the Concierge. In either case, please provide the following information: *Name, complete address, phone number and e-mail address (if applicable)*.

Cleaning of Ceiling Pipes in Garage – Please note that the white ceiling pipes in the garage will be thoroughly cleaned prior to the washing of the garage next spring.

Thank you for your continued trust and support,

Your Board