

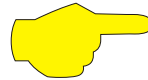


RIVERSIDE GATE

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.

Spring 2016



Slow leaking faucets are not a Corporate responsibility. Residents are responsible to get these repaired at their own cost.



The use of amenities - The Board has received legal opinion to the effect that if Owners rent their units, they transfer their right to use the common amenities to the Tenant. Only Residents may be regular users of the amenities. Occasional guests may use the common amenities as indicated in the Owners' Handbook.



Board Meetings - our Board meetings are open to all Owners. They provide an opportunity for Owners to listen to the deliberations of the Board, and during the open session, for Owners to ask questions.

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UP-COMING MEETINGS
May 12, 2016 at 1:00
AGM June 28, 2016 at 7:00



Peace of mind regarding security is one of the benefits Residents appreciate living at Riverside Gate. Our efforts to ensure the security of our Residents also benefits those Owners who wish to sell their units. Therefore, it is imperative that if you plan on selling your unit both you and your real estate agent follow our Open House Protocol which is detailed in the Owners' Handbook Issue 2 on our website. Should you have questions in this regard please see the Property Manager. Failure to comply will result in you and your agent not being allowed to hold Open Houses.



Residents who plan on moving out of RG2 are advised to leave a forwarding address with the Property Manager in case mail is sent to their Riverside Gate address.



Please pick up parcels promptly from the front desk as they are kept here only for a few days given the limited storage capacity.



Equipment in the Hobby Room must remain in the Hobby Room. Such equipment has been donated by Residents for use by all residents. Equipment and/or supplies stored on the surfaces of tables where some Residents are working on individual hobbies are not for general use. The Board has purchased a lockable small tool cabinet to store donated valuable small tools. The key will be available through the Concierge.



In May, a new security loop will be installed under the Resident's entry at the Gate House to slow down in-coming traffic. A vehicle will have to be on the loop before the gate will open.



In May, the system that operates the fobs and remotes will be replaced. Residents will receive a detailed notice regarding the reprogramming of their fobs and remotes.



Our capacity to store bicycles in the bicycle room is limited. There is not enough room to store one or two bicycles per unit. The purpose of this facility is to enable those Owners who use their bicycle to access it easily. If you have a bicycle(s) stored there but no longer cycle, please be considerate of other Owners who do cycle and remove it. Storage of bicycles other than those owned by a Resident is not permitted.



A number of Residents have requested Steve to repair slow leaking faucets when he is on duty.

RIVERSIDE GATE 2 CONDOMINIUM CORPORATION OCSCC # 769

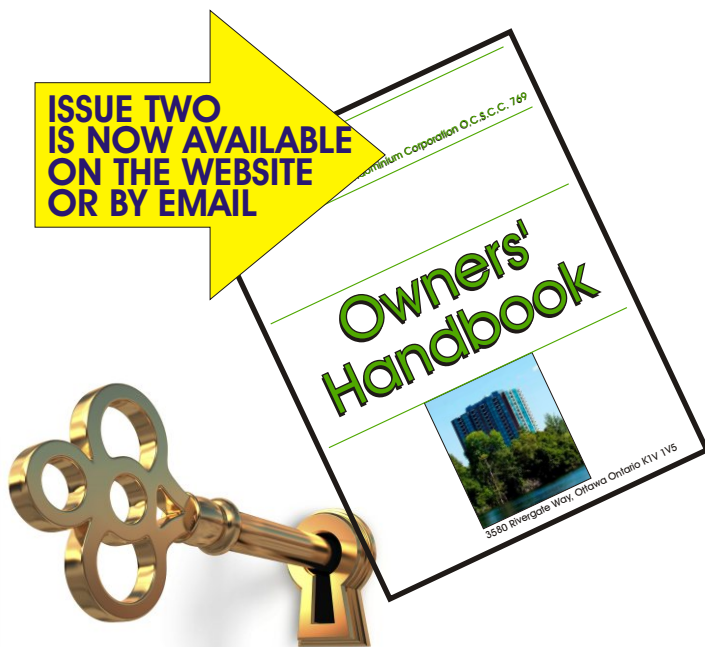
FINANCIAL HIGHLIGHTS TO MARCH 31ST, 2016

Summary: Year-to-Date (YTD) **Total Revenue** is \$1.3K under budget, at \$366.5K - while YTD **Total Expense** is \$32.2K under budget, at \$367K leaving a YTD **operating deficit** of \$0.6K versus a budgeted deficit of \$31.5K.


The major favourable contributors to the expense variances were due primarily to routine and contract maintenance expenses (\$10.2K), building improvements completed but not billed (\$3.75K), window cleaning to be done in the Spring (3.6K), water & gas (\$9.6K), and security (\$5.1K).


While unfavourable variances arise from hydro (\$2K), fitness equipment (\$2.7K), and professional fees (\$1.3K).


At March 31st, 2016, our OCSCC 769 **Reserve Fund** is at \$1,252.7K (\$1,121.5K being held in Non-Registered GICs) and the **Shared Facilities Reserve Fund** is at \$58.7K.




All Owners will receive a hardcopy of the Owners' Handbook in a binder (one per unit). You can get the password to the Website from the Concierges. If you are a new resident and you did not receive a key to the Tennis Court and the rear entry gate (same key) from the previous owner, it too is available from the Concierges.

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 If you need electrical or plumbing work done in your suite it is highly recommended that you hire a licensed professional. On the website is a list of contractors who have been recommended based on past experience. The Corporation does not endorse nor guarantee those listed.

 Booking Elevators - Residents are advised that they need to book an elevator when moving or expecting deliveries of large items ahead of time.

 Notices for Charities- Residents may post notices for Charities on the Bulletin Boards only if these are associated with an event taking place within RG2.

 Guest Suite Cancellations - While Residents may book the suite up to a maximum of 5 days, if this booking includes a holiday and the booking is cancelled Residents will not receive a refund should the suite remain empty on the cancelled days. Residents may only extend a booking on the last day of the booking and then only if the suite is available.

GNOMES NEEDED!



The Gardening Committee is looking for volunteers. Gardening will be on Mondays and Wednesday mornings 9:30 to 11:00 starting Monday May 16th through to mid June. Volunteers meet at the RG2 front entrance. While the group does not work during the hot summer months, we will need a couple of volunteers to continue to prune the carpet roses, and the vines along the wall by the gazebo. If you are interested in volunteering please call or email Irmela Murphy at 613 248 0159 or irmurphy@rogers.com.

TIPS FOR CONDO LIVING



Please only slip on your high or hard heel shoes upon leaving your unit so as not to disturb your neighbours

Felt pads for furniture

Furniture being dragged on the floor can reverberate throughout the entire suite below and beyond. Use felt pads, soft rubber rollers (as opposed to hard plastic ones), and area carpets on hard wood floors where possible (non allergenic rugs are available on the market). When moving chairs and tables, please lift instead of dragging.



WALKING GROUP

Do you want to get a bit of exercise, get to know some of your really interesting neighbours, discover the wonderful paths through the woods and along the streams and rivers surrounding us, and enjoy some laughter and stimulating conversation, then consider joining the walking group.

Starting May 3rd, weather permitting, and every Tuesday and Thursday at 10 am, those going that day meet at our front door and set off for a walk in the woods, returning approximately one and a half hours later. The group is ably led by Ida Giovanitti and usually consists of 10 to 15 ladies and men. So far we have always managed to return with the same number of people that started. Sturdy walking shoes are recommended and some bring walking poles or sticks, and a bottle of water.

This is just another of the many social activities that RG2 has to offer. Hope to see you out there this summer.

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.

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 or 613-828-9817.

GARBAGE 101

Garbage: Floor garbage rooms are located at either end of the storage room corridors; the main garbage rooms are located on the upper level of the garage in each move-in room. Larger items that do not fit through the floor chute can be left outside the door to the main garbage rooms (not appliances, large furniture, etc., which you must dispose of yourself). Residents are not allowed in this room. Residents are only to use the floor garbage room adjacent to their suite lobby.



Recycling: Recycling bins (blue and black) are located in each floor garbage room. Residents are not to inspect or remove items from these bins. There is a main recycling room with dumpsters at the ground level garage entrance for larger recyclable items (e.g., dismantled, folded cardboard boxes). Residents are not to inspect or remove items from these dumpsters.

Shredded paper: Shredded paper should be placed in paper bags, secured, and placed in the Black box on your floor garbage room.

Please consult the Owners' Handbook for additional information.

PLEASE !

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



Kudos to Marian Robinson and Joan Hillary for the great job keeping the Library tidy. Marian and Joan have been assisting the Committee with the task of sorting recent donations and making sure new books hit the shelves quickly. On behalf of all Library patrons, we thank them for their valuable and efficient help!

Residents are encouraged to consult the Owners' Handbook and familiarize themselves with the Library code of conduct and circulation rules. The rules are in place to ensure a pleasant and respectful environment for all. All Residents are entitled to use the Library at any time unless it has been booked by the Board. Residents who are using the Library for card games, etc., **do not** have exclusive use of it.

Thanks to all the Residents for their generous donations; this is what keeps our Library relevant and interesting.

The Library is always in need of recently released books (fiction and non-fiction) as well as current magazines. Please leave your donations with the Concierge.

Please use strainers for your sinks





OPEN HOUSE PROTOCOL

Owners are responsible to ensure that their Real Estate Agents follow the following protocol.

The protocol for the real estate representatives and visitors is as follows:

1. The Concierge collects the business card(s) of the real estate staff working at the Open House. If they do not have business cards or if the Owner is selling the unit privately, the Concierge will collect the full name, phone number, email address, and company name, where possible;
2. Visitors must register with the Gatehouse and provide driver's license information;
3. The Gatehouse must inform the Front Desk with the names of visitors coming in to the Open House;
4. Each visitor will separately sign the sheet at the Front Desk on entry, noting time of entry. They will be asked to sign out on leaving, noting the departure time;
5. The Concierge contacts the Agent to meet the visitor at the Front Desk;
6. A real estate representative must accompany the visitor from the front door to the unit and back to the front door when leaving. The concierge does not accompany the visitors to the unit;
7. Visitors are **NOT** allowed to roam the building or visit common element areas, such as the pool, gym, party room, library, etc. unaccompanied by an Agent or a Resident. Washrooms should be available in the unit hosting the Open House. Tours of the building are restricted to individual showings of units when the Agent can accompany the potential buyer.



Residents are reminded that glass is not permitted in the pool area.

TIPS FOR CONDO LIVING



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



FIRST THERE WAS VALENTINE'S DAY...





...AND THEN THE ST. PATRICK'S HAPPY HOUR

Photos by Branislav Vracaric



UPCOMING EVENTS:

- April 29th - Happy Hour
- May 27th - Happy Hour
- June 7th - Dinner Club Event
- July 1st - Canada Day Celebration