



RIVERSIDE GATE

RG2 News

Fall 2017

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.



The Party Room door is to remain closed during private functions. It may be left open for Social Committee events.



The Board has approved the Shaded Patio area across from the Gazebo. It is to be installed this Fall to be in place for the next summer season.



The repairs to the 3 drops for the 07 unit windows have been completed. The drop will be monitored for any further leaks. If there are none, we will proceed with the other drops should the same problem occur.



Owners are responsible to ensure that the drive-in garage door is closed after a move-in or out, or following any contract work. It is suggested that the owners provide their contractor with their access devices during the work period. Please advise your contractor that the drive-in door is to remain closed if there is no one present. This ensures everyone's security.



Steve will be replacing the smoke detectors in each suite when he replaces the filters this fall.



New Owners are encouraged to familiarize themselves with our rules and regulations. There are many resources available to help. There is a wealth of information on our website: <http://www.riversidegate2.com> (Concierge will provide the password) There are copies of past Newsletters and Board Minutes both on the Website and in the Library. The Concierges can direct you to where to find information and you can always refer to our Owners' Handbook. The Handbook is on the Website as well and you can search by topic if you are looking for specific information.



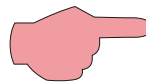
Sediment: The Board has engaged the services of Baxtec in an effort to find a solution to the sediment in the water, experienced by some units.



Cluster Flies: This has been a real problem for some owners this year. The Board has hired Keller Engineering to conduct tests in an effort to find the source and hopefully a solution to the problem.



One tennis court has now been taped for Pickle Ball. This has been done on a trial basis. Every one is invited and encouraged to give it a try!



Steve has a list of owners who wish to change their toilet valves. This work will be done is at Owner's expense.

UP-COMING MEETINGS

Budget Presentation November 28th 7:00 p.m.
in the Party Room
Board Meeting December 14th 1:00 p.m.
in the Party Room

RIVERSIDE GATE 2 CONDOMINIUM CORPORATION OCSCC # 769

FINANCIAL HIGHLIGHTS TO SEPTEMBER 30TH, 2017

Summary:

(YTD) **Total Revenue** is \$0.5K under budget, at \$1.105 M , while YTD **Total Expense** is \$32.7K under budget, at \$1.046 M, leaving a YTD **operating surplus** of \$59.2K versus a **budgeted surplus** of \$26K.

The major favourable contributors to the expense variances were due primarily to utilities (\$34.1K), window cleaning (4K), security (\$4.7K), professional services (\$6.4K), and lower expenses in shared facilities (\$3.8K).

Unfavourable variances arise from maintenance repairs (\$11.5K), building improvements (\$6.9K), fitness equipment (\$2.5K), generator (\$6K), elevator (1.4K), and Office expenses & miscellaneous (2.1K)

At September 30th, 2017, our OCSCC 769 **Reserve Fund** is at \$1.435M (\$1.385M being held in Non-Registered GICs). Reserve expenditures YTD are \$94K. The **Shared Facilities Reserve Fund** is at \$58.3K, with \$15.8K expended YTD.

CALLING ALL READERS WALKING GROUP

The Riverside Gate Condominiums (that is both RG1 and RG2) are fortunate to have three Book Clubs for our community members to consider and join, one, two or all:

1) Monday Evening Book Club

(a new club as of June 2017)

-meets *every two months* @ 7pm in RG2 library

- contact Sandy Stalder 613-521-3226

sandystalder@outlook.com

or Roz Tabachnick 613-828-9817 rozstab@rogers.com

Up coming dates/books are

November 6

"Souls at Night" by Kent Haruf

January 15 "Indian Horse" by Richard Wagamese

2) Tuesday Afternoon Book Club

-meets on the *third Tuesday* of the month @ 4 pm in

RG1 library- contact Estelle Gunner 613-829-2455

esgunner@rogers.com

-upcoming dates/books are

November 21 "The Underground Railroad"

by Colson Whitehead

January 16 "Vimy, The Battle and the Legend"

by Tim Cook

3) History Book Club

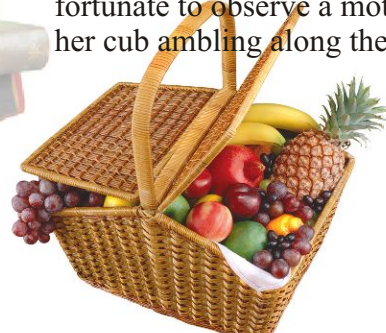
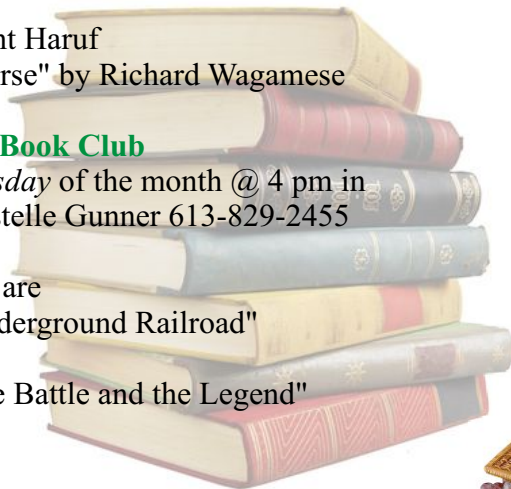
-meets three or four times a year to discuss selected books

-contact Fred Tabachnick 613-828-9817

fredtab@rogers.com



The Group assembles at the Front Entrance on Tuesdays and Thursdays at 10:00 a.m. The walking group had a nice outing in the Gatineau Park this week, complete with picnic lunch. The walk was around Pink Lake in Gatineau park and the picnic was in a nearby picnic area, also in Gatineau. We were fortunate to observe a mother black bear and her cub ambling along the side of the road.





PLEASE

If you plan to install or change the flooring in your unit, you must advise the Property Manager who will provide you with the specifications to give to your installers. There are specific requirements that must be met.

For any major renovation or change to your unit it is always advisable to talk to the Property Manager before starting any work.

LET ME IN



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



Terry Kirby has made and donated two wooden scrapers for the BBQs. If you notice the resemblance to a paddle, it reflects that the maker is an avid canoeist! Many Thanks Terry.

HOW DO I ACCESS THE BOARD?

You may have access to the Board of Directors through the Property Manager. The best way is through an email. You may also attend a Meeting of the Board. Owners are allowed one question per Unit during the Open part of the proceedings.



There is a binder in the Library with past Issues and you can also find previous Newsletters on the Web site: <http://www.riversidegate2.com> (Concierge will provide the password)

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.



Bursting with black, white, and rose-red, male Rose-breasted Grosbeaks are like an exclamation mark at your bird feeder or in your binoculars. Females and immatures are streaked brown and white with a bold face pattern and enormous bill. Look for these birds in forest edges and woodlands. Listen, too, for their distinctive voices. They sound like American Robins, but listen for an extra sweetness, as if the bird had operatic training; they also make a sharp *chink* like the squeak of a sneaker.



A crisp, pretty sparrow whose bright rufous cap both provides a splash of color and makes adults fairly easy to identify. Chipping Sparrows are common across North America wherever trees are interspersed with grassy openings. Their loud, trilling songs are one of the most common sounds of spring woodlands and suburbs.



North America has more than 50 species of warblers, but few combine brilliant color and easy viewing quite like the Yellow Warbler. In summer, the buttery yellow males sing their sweet whistled song from willows, wet thickets, and roadsides across almost all of North America. The females and immatures aren't as bright, and lack the male's rich chestnut streaking, but their overall warm yellow tones, unmarked faces, and prominent black eyes help pick them out.

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.

One table may be used for Jigsaw Puzzles.

NEW!

There is a new Bulletin Board in the Library that owners may use to post items that are not allowed on the regular bulletin boards. Notices must be approved by the Property Manager and should appear for no more than two weeks.

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. Our security is everyone's responsibility!

TIPS FOR CONDO LIVING



A storm can develop quickly and with little warning. It is always a good idea to close and latch your windows if you are going out.

PLEASE !

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



About Your Parking Spot

Only your vehicle and a bundle buggy may be stored in your parking spot. Everything else should be in your vehicle, lockers, or your condo.

