

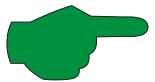


RIVERSIDE GATE

RG2 News

Summer 2016

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.



Upgraded Irrigation System - Nutri-Lawn is working to upgrade our irrigation system. This new system will assess climate conditions such as moisture in the air and provide a corresponding appropriate level of irrigation. The system is able to differentiate the need for irrigation in the varying micro-climates on our property. This should ensure that not only will each area get the appropriate level of irrigation (as opposed to certain areas being too soggy to mow the grass while others are far too dry), but also reduce irrigation costs. Finally, additional lines are being installed to provide irrigation for areas where previously there were none. Many thanks to the volunteers who watered the garden beds when the system was shut down.



Security System - we have completed the installation of new security system controllers and the reprogramming of residents' fobs and remotes. This was necessitated by the fact that the old controllers were obsolete, and we repeatedly experienced major technical problems. If you need additional help with your fobs and remotes please see the Concierge.



A collection of small hand tools has been added for use by all owners in the Hobby Room. If you are in need of a screwdriver or wrench to complete your project, you will find them in a locked tool cabinet under the first work table. The key can be obtained from the Concierge. It is also timely to remind everyone, that in consideration of all the Hobby Room users, you need to clean up each day when you are finished. This especially applies to sawdust and debris from using the power tools. A Shop Vac and brooms are available in the closet.



The Board has obtained an outdoor umbrella for the BBQ area to provide shade at one of the tables not in the Gazebo. We hope this is of use. Please be sure that if you open it, that you close it and tie the strap around it when you are finished! On another note, Please clean up after using the BBQs, the Gazebo, and any of the tables. Your friends and neighbours will be most appreciative.



Handbook Version 2 - If you have not already picked up your copy of the Owners' Handbook (Version 2) from the Property Manager's office, please do so while copies are available.



It is recommended that you keep copies of notices and communiqués in the back of the Handbook, version 3 will include a section for these. All past communiqués are filed in a binder in the Library.



The Board has approved a silent auction for the rental of locker #128. More information will be forthcoming from the Property Manager.



Parking spot #74 is available for rent for the sum of \$125.00 per month. If you are interested in renting this spot, just inside the entrance to the garage, please contact the Property Manager.

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BOARD MEETINGS

September 20, 2016 at 7:00

October 18, 2016 at 1:00

Budget information meeting

November 24, 2016 at 7:00

RIVERSIDE GATE 2 CONDOMINIUM CORPORATION OCSCC # 769

FINANCIAL HIGHLIGHTS TO JULY 31ST, 2016


Summary:


Year-to-Date (YTD) **Total Revenue** is 3.4K under budget, at \$854.8K - while YTD **Total Expense** is \$55.9K under budget, at \$815.5K leaving a YTD operating surplus of \$39.3K versus a budgeted deficit of \$16.6K.


The major favourable contributors to the expense variances were due primarily to routine and contract maintenance expenses (\$17.3K), Utilities (\$16.5K), security (\$9.9K), lower expenses in Shared Facilities (\$5.4K), invoices for cleaning and fire inspections not paid yet (8K).


Unfavourable variances arise from fitness equipment (\$3K), and office expenses (\$1.5K).


At July 31st, 2016, our OCSCC 769 **Reserve Fund** is at \$1,261K (\$1,126K being held in Non-Registered GICs) and the **Shared Facilities Reserve Fund** is at \$72K.

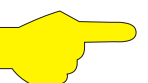
 The Board has acquired a new table for the Party Room and will be replacing the chairs in the Library. The chairs currently located there will be added to the Party Room furnishings.

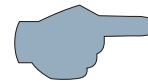
 The Board has agreed in principle, to the polishing of the marble floors in the elevator lobbies on each floor. This will be included in the budget for 2017.


 We will maintain 4 refurbished AC units in storage. If there is an AC failure in any unit, a refurbished unit will be installed. Portable AC units will provide additional backup if needed.

 **Gazebo Reservations** - The Board has approved that residents may now reserve the Gazebo for groups of 6 or more. The Board will also purchase a Reservation Sign to be kept at the Front Desk. This sign will be placed by the resident on the entrance to the Gazebo and will indicate the date and time of the reservation. After the event, the resident shall return the sign to the Front Desk.

 **Toilets** - As part of the annual replacement of the HVAC filters, the Superintendent will also check all toilets for leakage.

 **Dust** - The Board, as part of its 2017 Budget deliberations, will discuss the feasibility if any of reducing dust levels in the building.

 **Update re changing common element lighting to LED** - 80% of the 4ft. fluorescent fixtures (stairwells) have now been done by our Superintendent, the balance, located mostly in the garage, should be completed by the end of September. Steve will vent the stairwells repeatedly to dissipate any residual odour. Litron will need to come in to change the lights in the elevator lobbies on all floors as electrical re-wiring is needed, which legally cannot be undertaken by Steve. We expect all lights will have been changed by the end of September.

 **Update re potential boiler upgrade** - This initiative is progressing in a time frame that will allow us to budget whatever \$ may be required to be spent in 2017. A feasibility study including re-sizing the boiler requirements was authorized at the Board meeting of August 16th. Once we have the report and if the project still looks to be feasible, then we will hire an Engineering Firm to undertake detailed documentation of what is required so that Plumbing Companies can bid on the work. The objective is to have all work if feasible, completed during the Summer of 2017.

NOTE:

The red fire doors in the Move In Rooms must be kept shut. Under no circumstances are they to be propped open. This is an important security issue for us all.



WHAT TO DO?



One of our common elements meant for the enjoyment of all our residents is the outdoor pool patio on the south side of the pool. Currently it contains 1 table, a couple of wrought iron chairs and a lounge. The Patio is rarely used. The Board invites residents to provide suggestions to the Property Manager as to how the use of this area might be improved. There is access to the Patio from the Pool Area and from the outside.

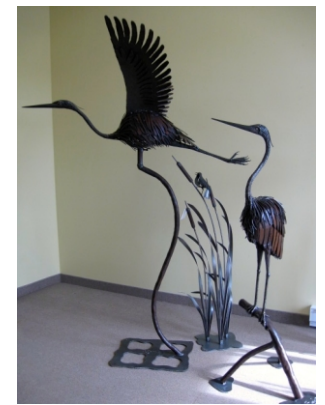
The Board of RG2 has received a proposal from a resident to acquire a



steel sculpture to be located somewhere on the grounds of RG2. This would be a project marking the 150th anniversary of Canada. If there is sufficient interest in this project, the resident is prepared to do the fundraising to cover the cost. Pictured here are two possible examples. Please provide the Property Manager your comments as to desirability of this initiative.



MALLARDS IN FLIGHT \$3900.



HERON IN FLIGHT \$3400.

TIPS FOR CONDO LIVING

Residents are reminded to not leave their suite doors propped open as it is against fire code. Suite doors must remain closed to maintain positive air pressure throughout the building which helps to mitigate outside dust infiltration.

PLEASE

Please advise the Property Manager if you are selling your unit, if you are planning an OPEN HOUSE, or if you have sold your unit. A pamphlet on the Open House Protocol is available from the Property Manager.

GNOMES BE PRAISED!

Thanks to the efforts of the Gardening Volunteers and the maintenance from Capital, the grounds are looking great! For those who don't wander the grounds, these pictures may tempt you to have a look.



A tulip just for Canada to celebrate our 150th! Watch for them in a garden near you!



HISTORY BOOK CLUB

“Those who cannot remember the past are doomed to repeat it.” The Riverside Gate History Book Club is looking for new members who enjoy stimulating and lively discussion on selected topics related to the human condition. For more information, please contact Fred Tabachnick at fredtab@rogers.com or 613-828-9817.



Marian Robinson, Chair; Betty Alce, Member; Joan Hillary, Member; Ted Robinson, Member; Rose-Marie Batley, Board Liaison

The Library does not have a budget so we rely on your generous donations of books, magazines, and newspapers. Please leave donated material with the Concierge.

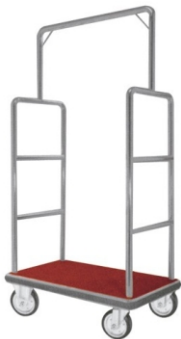
CONVENIENT THINGS AT RG2

At RG2 we have 8 **small carts** and 8 **larger carts**

These carts are all colour-coded and their designated resting spots are clearly marked.



There are also 2 big black carts located in the move-in areas for oversized items.



We also have two clothes racks located in the move-in bays on either side of the building.

There is a wheel chair as well located in the north west move-in area.



Please return all of these wonderful conveniences to the correct area as soon as you are finished.

It is unfair to your friends and neighbours to be unable to find one of these items when needed or to expect our staff and other residents to return them on your behalf!



WALKING GROUP

For those of you new to the building, who would enjoy meeting your neighbours from both buildings, while getting a bit of exercise, consider joining the walking group. We meet every Tuesday and Thursday at 10 am at the entrance to our building and walk for about 1 1/2 hours along the myriad of paths in the woods surrounding our buildings. Just show up when it suits you, and enjoy convivial conversation while admiring the fauna and flora.

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





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. 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 and pets are not permitted in the pool area.

TIPS FOR CONDO LIVING

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.

DOGS

The rules for dogs at Riverside Gate are contained in the Owners' Handbook. Please note that it is the Condo Owner's responsibility to ensure that any guests visiting with a dog abide by the same rules. The main points are to clean-up and keep them leashed and under control!





This is a new feature that we are trying. If you would like to be included, (even if you have been here a while) please contact the Property Manager.



DIANNE McDONALD

Dianne & Teddy (a 1 ½ yr. old Maltipoo) moved into 1504 on April 25th after downsizing from her home in Sunset Lakes, Greely. Before moving to Greely in 2010 when she learned her first grandchild was on the way, Dianne lived in Waterloo, ON for 37 years where she and her husband raised their son Chris and daughter Laura. Dianne was widowed in 1996. Dianne has been running her own business since 2002. She will be volunteering part time at CHEO in the NICU as a baby cuddler beginning in September.



**LEIBA
KRANTZBERG &
MICHAEL METZ**

Leiba & Mike have settled in to their new home in 403 and couldn't be happier! A native Of Ottawa, Leiba keeps herself busy working in the family Kosher Catering business and volunteering in the community. Mike emigrated from South Africa 30 years ago this month; he has enjoyed a successful career in the Litigation Support business and is now winding down and settling into retirement. Between them they have 5 wonderful kids, 2 grandchildren, and are looking forward to the arrival of more grandchildren later this year. Leiba & Mike are touched by the warm welcome they have received from so many of the residents at RG2; and look forward to many happy and healthy years here!



**SANDY AND FRED
STALDER**

After 40 years living in Winnipeg, Sandy and Fred and their cats recently moved into 306. Although their two sons and their wives have been in Ottawa for a few years, the arrival of grandchildren in 2015 sealed the decision to relocate. Rivergate and its amenities, activities, and social network was a strong attraction during their condo search over the past year and they are only too happy to ignore boxes and “jump right in”. They look forward to being able to use their canoe by just walking it down to the river and plunking it in, skating on the Rideau canal, locating a choir (Fred), and befriending the Ontario Isagenix community (Sandy). “Here's to family, new friends, unique adventures, and happy exploring.” or “Change is good, donkey”- Shrek



UP-COMING EVENTS

Dinner Club, Wednesday September 21st
 Oct 28th Halloween Happy Hour
 December 4th Christmas Party.



TIPS FOR CONDO LIVING

Wear them out

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