



NEWS

Plumbing 101:

Marble Master will be buffing the floors on the ground floor hall way and in the elevators. This will be scheduled and it may mean slight interruptions in access to circumvent the areas of work.

The Non-Smoking Property sign at the Gatehouse was relocated to improve visibility.

There may be an interruption in Garage access to the lower floor as there will be an installation of scaffolding on the ramp to allow access for staff to the shut-off valves. The Property Manager will notify Owners when this work is to be performed.

Glazing Insurance: Owners who install glazing on their balconies are required to carry no less than \$2 million in liability insurance. Proof of insurance must be provided to the Property Manager prior to installation.

The Pool is now open. The Change Rooms and Washrooms remain closed. Please abide by the posted rules concerning social distancing, number of users at any one time, and that visitors and non-resident family members are not allowed to use the Pool until further notice. While it is not mandatory, the Board suggests the use of masks in the Common areas. Social distancing is the best defense but where it is difficult, masks are recommended.



It is recommended that you check all the P-traps under your sinks to ensure there are no leaks. These can be replaced with PVC by a plumber. This is the responsibility of each owner.

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*Marian Robinson, Chair
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UPCOMING BOARD MEETING

Thursday August 20, 10 a.m.

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

Summary:

(YTD) Total Revenue is \$3.7K under budget (Guest Suite revenue down), at \$660.1K, while YTD Total Expense is \$20.4K over budget, at \$703.8K, leaving a YTD operating deficit of \$42.9K versus a budgeted deficit of \$18.9K. As of May 31, the major favourable contributors to the expense variances were Shared Facility expenses (\$8.1K), Window Cleaning (\$6.0K), Employee Benefits (\$3.4K) and Professional expenses (\$1.3K). Please note that as of the end of May, we have a benefit of \$3,086 as a result of the Temporary Wage Subsidy for Employers (Federal Covid-19 Assistance Program).

Unfavourable variances arose from Utilities (\$17.0K), Repairs and Maintenance (\$12.2K), Elevator expenses (\$5.5K), Cleaning expenses (\$3.6K), Generator expenses (\$2.5K), and Fire Alarm/Hydrant expenses (\$2.2K). I remain comfortable with our financial position. While our Operating Deficit overall is well over our budget (\$24.1K over), our gas expense remains the primary driver (\$21.3K over budget) and is the result of a budget issue. Our actual gas usage for the first 5 months of 2020 is actually lower than the same period in 2019. At May 31, 2020, our OCSCC 769 Reserve Fund stands at \$1.73M (\$1.6M being held in GICs). Reserve expenditures YTD are \$285.9K composed primarily of Mechanical (Sediment Project - \$168.2K), Elevator Expenses (\$55.7K), Heating Pumps (\$25.0K), Windows (\$20.6K), and Boiler Repairs (\$13.1K).

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 Owners 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.

IF YOU RENT OUT YOUR PARKING SPOT, PLEASE ADVISE THE FRONT DESK





Social Committee

PLEASE

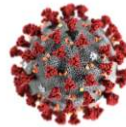


Replace the chairs and tables to the location you found them in after you are finished. Close the umbrella before you leave.



Clean the BBQ after each use and turn off the gas at the tank underneath, then turn off the burners.

Thank you for your cooperation.



COVID POSITIVE EFFECTS

NOISE!



Please be mindful of the fact that we live in a High Rise Condominium Building and noise is easily transmitted from one unit to another. Please do not wear high-heeled and hard-soled shoes in your unit.

Also please keep you music and television to a level that will not be heard outside your unit. If you need to have the volume turned up, consider using headphones.



Our elevators remained in service during the entire shut-down. The result of not forcing the doors open or holding them. There should be a lesson here.

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 of Ottawa 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 areas on the first floor across from the Mail rooms.

Never throw loose garbage down the chutes!
All disposal material MUST BE BAGGED AND TIED SECURELY. Please ensure that your Cleaners are aware of the rules and are not emptying waste baskets into the chutes. Please ensure that used tissues etc. are bagged and tied, especially important during COVID!



A Note of Thanks

Thank you to the residents of 3580 Rivergate Way. We cannot begin to express how we, The Eldercare Foundation of Ottawa, feel about your generous support of our iPad appeal letter.

I had hoped to raise enough money to buy 39 iPads... 13 Long Term Care Homes, with 3- 4 floors per home. My plan was to give each home 3 iPads -1 per floor. Thanks to your most generous donations, we have been able to buy the 39 iPads from Apple. Our Board Member Dan Saikaley has negotiated a good price. The iPads will arrive next week and we will immediately start the deliveries. The homes are eager to receive them.

You the residents of 3580 Rivergate have helped us make a difference in the lives of the less fortunate seniors, at this difficult time. Please know that we are most grateful.

Betty Hope-Gittens
Eldercare Foundation of Ottawa.



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.



Despite the challenges, the Social Committee initiated a group singing of the National Anthem from the balconies of both buildings

Many Thanks

MONDAY EVENING BOOK CLUB

The Monday Evening Book Club last met "face-to-face" in the RG2 party room on March 9th. This was just a day or two before COVID-19 officially arrived in Ottawa. Weeks passed as our snowbirds returned early and we all figured out isolation.



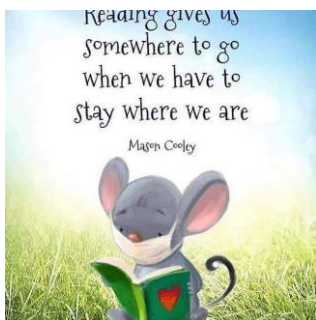
Like many folks, some of our members found they didn't have the desire to read as had been their norm. Others were reading the same or even more. Netflix and Amazon Prime offered an alternative to reading.

As time went by and as Zoom became popular, the Book Club adapted to a new way of coming together. We started by Zoom meeting just to touch base and re-connect. Those were great evenings of finally getting to "see" some of our neighbours and chat about how everyone was doing.

Our gatherings have continued by Zoom, first to discuss the book "In the Midst of Winter" and in June the Netflix series "Unorthodox". Both were satisfying evenings of sharing information and hearing different perspectives.

We had a guest speaker, Sharon Buckingham, a screen writer, producer, and teacher/educator who lives in Ottawa. Sharon provided us with an opportunity to be aware of what is involved in writing for film or TV and to consider how different that is from writing a book.

For July, we look forward to discussing the book "Somebody's Baby" written by one of our RG2 neighbours, Claire Harrison.



The pandemic has inspired our Book Club members to look at different mediums for us to watch/read/listen to. It will be interesting to see what we will decide upon next, and when we feel we can gather again "in person".

submitted by Sandy Stalder



Superhero saves Chickadee

One of the Residents of our building noticed this little Chickadee that appeared stunned from a possible impact with a window. It was reported to Nick who immediately donned his cape and moved the little bird to a safe location for recovery.

FOR SAFETY PLEASE

Walk your bicycle on the common pathway and ensure that any visitors do likewise. Our walkway is not designed to ride on.





RIVERSIDE GATE II
AMENITIES



COVID19 UPDATE

THE POOL IS NOW OPEN

**ONLY RESIDENTS MAY USE THE POOL
AND MUST FOLLOW ALL COVID
GUIDELINES:**

1. No guests or outside family
2. Maximum of 10 people in the pool area
3. All users must practise social distancing (2 M)
4. Toilets and showers are NOT accessible
5. No Aqua fit classes with more than 10 people or with an outside instructor
6. No trainers and no caregivers until further notice.

THE GAMES ROOM IS OPEN

**PLEASE ENSURE SOCIAL DISTANCING
AND FOLLOW ALL COVID GUIDELINES**

**USE YOUR OWN EQUIPMENT WHERE
POSSIBLE**

**CLEAN ALL EQUIPMENT BEFORE AND
AFTER USE.**

**The PARTY ROOM, The GUEST SUITE
and the GYM remain closed at this time.**



**THERE WILL BE NO NEWSPAPERS
OR MAGAZINES UNTIL FURTHER NOTICE**

**NO PUZZLES OR GAMES UNTIL
FURTHER NOTICE**

**PLEASE ENSURE
SOCIAL DISTANCING
AND FOLLOW ALL
COVID GUIDELINES
(2 M, etc)**

PLEASE PLACE YOUR RETURNED
AND/OR DONATED BOOKS IN
THIS BIN.

OPEN THE BIN, PLACE THE BOOK
INSIDE AND CLOSE THE BIN

THANK YOU



There is a tupperware bin on the floor between the two doors on the right side of the Library. Please open the bin and place all returned books and any book you wish to donate in the bin and replace the lid. These books are tended to by the Library Committee to ensure everyone's safety. Thank you for your cooperation.