



NEWS

As part of on-going maintenance, the Board has approved the polishing of the marble floors in the main hallways. There may be some interruptions in access for a short period.



Pigeons: Pigeons continue to be a nuisance, a toxic presence, and build nests on balconies. Owners and the Board are frustrated with the degradation of property by these birds. We are looking for options to control them. Please do not allow them to nest on your balcony.

Electric Vehicle Charging Stations: The Board continues to investigate this topic while considering the restrictions with respect to available power and cost. An owner can request a charging station be installed in her/his parking spot at her/his expense. The Property Manager will check if it is possible for the specific unit. It is expected that the batteries and availability of stations will improve significantly in the next two or three years.

Several new battery technologies are close to being brought to the market and most of them (such as



solid state batteries) are focused on rapid charging using high powered Level 3 chargers so that the owner's experience with EV charging is little different to that of filling a gas tank. In many ways the technology in batteries and EV charging is evolving very rapidly. Equipment installed today at great expense could well be redundant in the very near future.

2021 AGM: The date for the 2021 AGM will be delayed until the financial statements are received from the auditor. The meeting will likely be by Zoom. We will not use legal counsel this year as Kim can host on her Zoom account. The AGM will be limited to 100 owners, which should be sufficient as the 2020 Zoom AGM had 57 participants.

CAR WASH: The fan and lights are now on a sensor so they come on when you enter and shut off automatically after 30 minutes.

UPCOMING BOARD MEETING June 29 at 1:00 p.m.

Board of Directors:

President: *André Vinette*

Secretary and V.P.: *Rose-Marie Batley*

Treasurer: *Scott McDermott*

Director of Operations: *Larry Boisvert*

Director of Communications: *Peter Mitchell*

Shared Facilities Committee RG-2 Representatives:

Rose-Marie Batley and Peter Mitchell

Social Committee

Denise Dawson, President

Linda Bowering, Secretary

Kathryn Parchelo, Treasurer

Diane Preston

Helene Azam

Sheila Levy

Library Committee

Marian Robinson, Chair

Joan Hillary, Member

Ted Robinson, Member

Financial Highlights to April 30, 2021:

(YTD) **Total Revenue** is \$2.8K under budget, at \$634.4K, while YTD **Total Expense** is \$16.4K under budget, at \$586.5K, leaving a YTD **operating surplus** of \$47.9K versus a **budgeted surplus** of \$34.2K. Overall, we are currently \$13.7K favourable to our budget.

As of April 30, the major favourable contributors to the expense variances were Utilities (\$25.1K), Shared Facility Expenses (\$13.4K), Window Cleaning (\$5.0K) and Discretionary Expenses (\$2.5K).

Unfavourable variances arose from Cleaning (\$7.8K), Elevator Expenses (\$5.9K), Fire Alarm/Hydrant Expenses (\$3.9K), Security (\$3.7K), Generator Expenses (\$3.5K), Fitness Equipment (\$2.5K), Repairs and Maintenance (\$1.7K) and Professional Fees (\$1.5K).

At April 30, 2021, our OCSCC 769 **Reserve Fund** stands at \$1.93M (\$1.6M being held in GICs) with \$20.8K of total expenditures incurred so far in 2021. The **Shared Facilities Reserve Fund** is at \$165.1K with \$7.5K of pool expenditures incurred in 2021 so far.



THE VIEW FROM HERE!

Thanks to the efforts of a few dedicated gnomes, the boulevard on approach to our Buildings look wonderful. We will add some more soil in the fall, even though this is on City property, it is worth the investment!



Green Bins for Multi-unit Buildings:

The City is requiring condominiums to use green bins in the near future. City staff will be onsite in June to suggest locations and protocols for green bins at our condominium. We will provide information as it becomes available.

THE CURRENT BOARD



THE BOARD NEEDS YOU

The AGM is fast approaching, now is your chance to serve your community and be part of the solutions to the problems we face from time to time.

There will be one opening of a three year term.

RIVERSIDE GATE II

Social Committee TUESDAY TUNES
All are welcome! Come and listen.

DATES AND THEMES:

June 22: Songs that reflect and Element of Nature (eg. water, wind, fire, etc.)

July 6: Canadian Music/Artists

July 20: Song of "Your Choice" or "Favourite Genre".

TIME: 10:30-11:30am

Contact: Sandy Stalder
sandystalder@outlook.com or 613 521 3226

After July 20, Tuesday Tunes will take a summer hiatus. We will return in September for more good times, good music, and good memories with our neighbours.

"Because music is an important part of our lives, we decided to join the Tuesday Tunes group about seven months ago. It's an RG-2 innovative music video listening group created and hosted by owners Sandy and Fred Stalder. Sandy and Fred have proven to be very dedicated, friendly and engaging music lovers and hosts.

Each bi-weekly one hour music session is built around a particular theme or genre that is discussed and determined by the participants. Time usually allows for about 8 or 9 tunes.

Not only do we listen to music, we also visualize and experience it through, sensational YouTube video presentations.

Participating in Tuesday Tunes during the Pandemic gives us the opportunity to socialize with many music loving neighbours. It also allowed us to add some new and undiscovered genres and pieces to our own music library.

Research proves that when you listen to music you like, your brain releases dopamine, a "feel-good" neurotransmitter. So, the next time you need a boost, consider joining the Tuesday Tunes music appreciation group, that's all it takes to get a natural high!

*Quote:
 "A painter paints pictures on canvas. A musician paints pictures on silence." Leopold Stokowski*

*Musically yours,
 Robert and Rachel Boisvert*

The Social Committee will only be hosting Coffee Klatch for the months of July and August and will resume other events come September. We thank all those who have participated in our zoom events. We enjoyed seeing your smiling faces without masks and we hope to see you back in the party room as soon as we can.



Recycling of Bottles

If you want to donate your empty bottles to the Social Committee, please leave them in the designated area in the bins by the canoe storage on the first level just to the left of the exit.

If you leave them in the recycle bins on your floor by the garbage chute, the cleaners collect them and they will store them in the cage area just inside the garage door for their use.



VISIT OUR WEBSITE



Riverside Gate II

Like living in a park ...



Home

About us

Members' Area

Community Links

Photo Gallery

Contact us



Contacts

Emergencies

For health, fire, or
police emergencies call

911

For condo issues like flooding,
call the Gatehouse at

613-247-2128



Josephine would like to remind you to call a plumber for any issues within your unit requiring repair or alteration.

RENOVATIONS

You are free to perform minor renovations within your unit subject to conditions outlined in By-Law 3. Please notify the Property Manager if you are considering changes.

There may be a requirement for Board approval depending on the scope of the renovations. There are restrictions and specific requirements that must be met and the Property Manager will provide the required information.



<http://www.riversidegate2.com/Contacts.html>

You can get the password from the Front Desk. The website is always up-to-date thanks to the outstanding dedication of our in-house Web Master, Robert Boisvert.

The site has all kinds of helpful and useful information to help you reap the benefits of living at Riverside Gate 2. There is a pdf copy of the Owners' Handbook and it is suggested that everyone download it to their device so that it is readily available. The pdf file is "searchable" so you should be able to quickly find answers to your questions.

QUESTIONS????

There is a wealth of information in the pages of this document. It has been the result of many hours of effort on the part of many people to bring it to fruition. It can be easily accessed at any time on our Website. The pdf is easily searched using that function.

Sample questions that seem to recur:

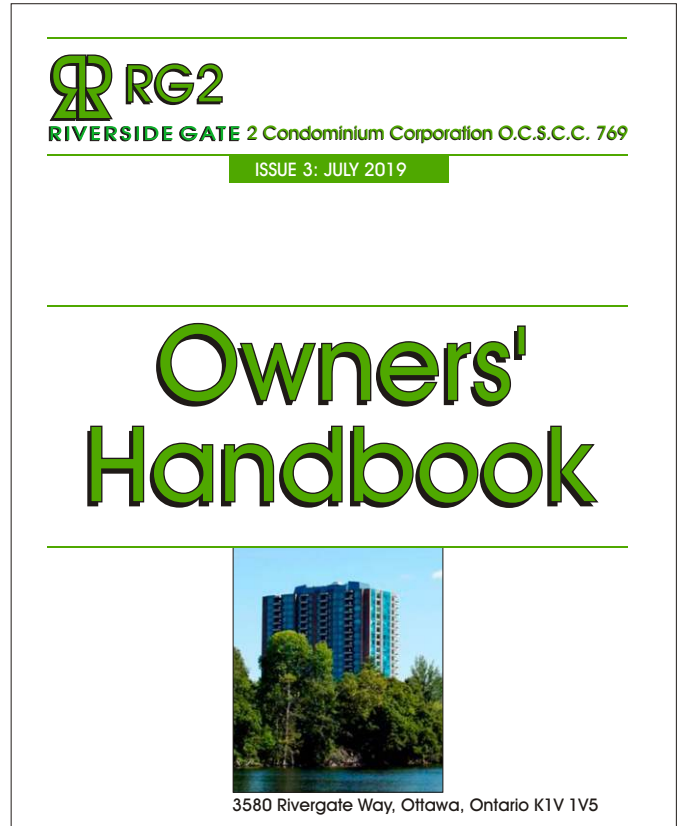
How do I reach the Board...page 15

Can I keep my bicycle on my balcony...page 11

Can my visitors use the car wash...page 10

Can I rent the Gazebo...page 8

It is very time consuming and to some extent frustrating to the Board, the Property Manager and to our staff to have to field questions that are so easily answered by consulting the Owners' Handbook. If you cannot find an answer, please do let the Property Manager know and she will bring it to the attention of the Board, who will then include it in the next issue.





**PLEASE BE MINDFUL
WHEN WATERING FLOWERS
AND PLANTS ON YOUR
BALCONY AND PREVENT
RUNOFF!**

**WHEN YOU DEADHEAD,
DON'T THROW THEM
OFF THE BALCONY, PUT
THEM IN YOUR GARBAGE**



UP UP AND AWAY

The commemorative sculpture was getting choked by the rampant vegetation and there was an opening created by the tragic demise of a small tree. It was decided that it was a perfect opportunity to use the sculpture to fill the void and to liberate it from the garden. We hope you continue to enjoy this generous gift from the folks in RG2. This work was done courtesy of our Landscaper, Capital, many thanks to Marty and his team!

