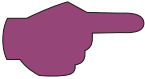
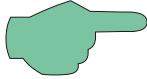




The Board congratulates our Property Manager Kim Renwick on her election to the Board of the Canadian Condominium Institute (CCI).



As of January 1, 2017 Kim will assume responsibility for the Shared Facilities. The Board thanks Frank Paterson (Property Manager for RG1) for his work regarding the Shared Facilities for the past 5 years. Much has been accomplished during this time. Most notable has been the landscaping, the installation of the new pool liner which has substantially reduced the loss of water in the pool, and the upgrade of the irrigation system.



In order to ensure consistency of the weekend concierge service, the Board has authorized Kim to search for individuals willing to work under a weekend contract.



The Shared Facilities Committee has approved the re-surfacing of the tennis courts next spring.



Residents/owners are asked not to move or add to the furniture and items in the common elements without Board approval (with the exception of a small decoration on the table under the mirror in the floor lobbies. In these instances, the decoration should be acceptable to the residents in the four suites in the particular lobby.)



The Board has approved the purchase of 12 new chairs for the Library. The existing chairs will be moved to the Party Room where there is a need for additional seating.

2017 BUDGET

Your Board and the Property Manager have worked diligently to develop

the 2017 Budget proposal. It is always a delicate balance between protecting all of our investments in our Condo, and maintaining fees at a reasonable level.

It may be helpful to understand that typically: Nearly half our fees go the **Reserve Fund** (~ 20%) and **Utilities** (~ 28%).

Reserve Fund allocations are set by rules under the Ontario Condominium Act, and are determined every three years by an engineering study (last completed at the end of 2015). This determines our annual required contribution. The Board (and owners) can influence

these costs through responsible care and use of the Common Elements, and through proper preventive and corrective maintenance.

Utility expense budgets are based on the Board's best estimates of future consumption and rates, supported by detailed analysis of prior years' consumption trends, and rate guidance from our suppliers (when offered). In 2016 we benefitted from a relatively mild winter and a significant decrease in gas rates. For 2017, the budget is based on our five-year average consumption and projected rate increases.

CONTINUED NEXT PAGE

NEXT BOARD MEETING
December 15, 2016 at 1:00 p.m.

A quarter of our fees goes to **Maintenance, both preventive (contractual) or corrective.** We depend heavily on our Property Manager and Superintendent to secure good value on all maintenance work. This is done primarily by seeking competitive quotes well in advance of the expiration of current contracts, and when major unplanned work is required.

A quarter of our fees goes to **Shared Facilities, and Administration and Building Improvements.** The distribution of Shared expenses is very similar to that of our own corporation. The Shared Facilities budget is developed by the Shared Facilities Committee and approved by both Boards.

Administration expenses include salaries and benefits for our three employees, property management services, office supplies, and professional advice (auditor, lawyers, consulting engineers, etc.)

Building improvements include all approved discretionary additions and/or improvements to the common elements if funds are available.

Operating Equity is basically our contingency fund and is equivalent to about 1 month's expenses.

The final 2017 budget will be approved at the December Board meeting. We do not however, expect major changes. Based on the input received at the Board's Budget Information Meeting, and subject to any new information received in December, the Board's proposed 2017 Budget projects **no increase in the Condominium fees.**

Improvements under consideration, should funds be available, include: a bench inside the atrium at the front entrance; free standing umbrellas and cushions for chairs in our barbeque area; grab bars in the bathroom in the guest suite; refurbishment of the chairs in the Party Room; replacement of the sectional sofa in the Party Room; improved security regarding the red doors in the Move-In Areas, and potentially replacing the carpet in the Party Room. The latter would be funded through the Reserve Budget. Residents will receive a hard copy of the Approved Budget in mid December.



RIVERSIDE GATE TWO **SCULPTURE PROJECT**

The Mallards are landing in the garden by the Gazebo. They will be in place for Canada Day's 150th Celebrations. The Board thanks Peter Mitchell and Don Monk for spearheading this initiative to commemorate Canada's 150th anniversary, and the RG2 residents who generously contributed. The feedback received from residents overwhelmingly favoured the location near the Gazebo. This acquisition will be a beautiful addition to our environment.

TIPS FOR CONDO LIVING

Owners' Handbook Reminder: Each Resident has a responsibility to know and follow our rules and protocols, which are outlined in the Owners' Handbook. Only in this way can we ensure that all of us continue to enjoy living in a peaceful, caring and safe environment. The Handbook is on the website or available from the Property Manager.

Sounds Travel

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. Close your front door gently.



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

PLEASE RESPECT YOUR NEIGHBOURS' PRIVACY

Whenever there are emergency vehicles here at Riverside Gate 2, please do not loiter at the front of the building or interfere in ANY WAY with the Emergency Personnel. Please do not enquire about the issue with the Superintendent or the Concierges. They WILL NOT and are NOT PERMITTED to tell you anything.



ALL ABOUT PACKAGES



If you wish to send a parcel, you have two options. You can use a courier of your choice and make arrangements for pick-up at the Gatehouse or from the Concierge. If you wish to mail your package, you must take it to a Canada Post outlet. The delivery person cannot pick up or accept parcels from RG2.



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

MAJOR SAFETY ISSUE!



Water on the marble floors in the elevator lobbies and in the elevators make those floors extremely slippery. This poses a serious safety issue for all of us. It is essential that everyone who uses the pool dry off thoroughly and not drip water on the floors.



**LOUD THUNDEROUS APPLAUSE
FOR ALL THOSE WHO VOLUNTEER AS A MEMBER OF THE SOCIAL
COMMITTEE, THE LIBRARY COMMITTEE, THE GARDEN GROUP OR
WHO ORGANIZE BRIDGE, POKER, MAH JONG, THE WALKING GROUP
AND OTHER ACTIVITIES THAT MAKE LIVING HERE SO ENJOYABLE.**



HISTORY BOOK CLUB

Are you interested in joining our Book Club? It meets once every two months. If so, contact Roz Tabachnik at rozztab@rogers.com



OUR LIBRARY

Each Monday the Library volunteers place any new donations on the top of the puzzle/games shelves so that you can see what is new to the Library. On the following Monday, any remaining books are shelved and the new donations take their place. Thanks for continuing to support our Library.

RIVERSIDE GATE II
**UP-COMING EVENTS**
SOCIAL COMMITTEE

Holiday Party on December 4, then we will have a **Trivia night** in January as well as the **Valentine's Day Potluck** (in RG1 this year).

HELPING YOUR SOCIAL COMMITTEE

Rather than putting your bottles in the recycle bins, consider taking them to the area where the Canoes are stored just before the main garage door to your right on the way out. There are containers there. If you put your bottles there, the Social Committee will return them and use the funds for events and special projects. In 2014, 2015, and 2016 we contributed \$950 to the Gardening Committee and \$200 towards the Sculpture Project. Please consider volunteering and contacting Pat Wood if you would like to help during the winter months.



DESPITE REPEATED NEWSLETTER NOTICES AND POSTERS PLACED IN EACH GARBAGE ROOM, THERE STILL SEEMS TO BE CONFUSION AS TO WHAT GOES WHERE. PLEASE READ THIS AND IF IN DOUBT, ASK.

WHAT GOES IN YOUR BLUE BOX

Glass
Bottles and jars

Metal
Metal cans, Soft drink cans, Jar lids, Aluminum containers
(clean or food soiled) Aluminum foil (clean or food soiled),
Empty paint cans with lids removed
Aerosol cans (empty hairspray, paint, whipping cream)
Spiral-wound canisters with metal ends
(frozen concentrate cans, potato chip tube)

Plastic
All food and household plastics containers # 1 to 7
Take-out containers, bakery and produce containers (clam shells)
Pails (remove metal handle), Planting trays, Flower pots
Single serve yogurt containers, Clear plastic egg cartons
Plastic bottles, jars and jugs, Tubs and tub lids (yogurt, sour cream, ice cream, hand cleaner, margarine containers)

Cartons
Milk and juice cartons, Drink boxes
Soup boxes



WHAT GOES IN YOUR BLACK BOX

Clean pizza boxes only
Frozen dinner boxes
or paper packaging
Clean paper shopping bags,
and paper towel rolls, Gift wrapping paper
and greeting cards,
Hard and soft cover books, Paper egg
cartons, toilet paper rolls
paper pads, advertising mail
Shoe and laundry detergent boxes, Writing
and computer paper,
Telephone books, Cereal and cracker boxes
(remove liners)
Corrugated cardboard
Newspaper and flyers, Magazines and
catalogues,
Paper and cardboard must be clean.

Non-recyclable

Place these items in your regular garbage.

Glass: Ceramics such as dishes, cups and pottery
Other glass such as drinking glasses, window glass,
light bulbs, and mirrors, CFL bulbs (compact fluorescent)
can be returned to a Take it Back! partner.

Metal: Metal clothes hangers, Scrap metal, Chip bags

Plastic: Styrofoam containers, Styrofoam packaging
All plastic bags, Hard plastics such as dishes, cups,
toys, make-up jars, laundry baskets
Motor oil containers

Non-recyclable

Waxed paper
Cereal and cracker box liners,
Chip and cookie bags and canisters
Chocolate bar and candy wrappings
Wooden clementine and orange crates
Foil wrapping paper, bows, ribbons
Paper and cardboard lined with foil
Fast food drink cups
Tissues

OUT AND ABOUT



**TO KEEP UP THE HIGH STANDARD OF
OUR EVENTS...**



**THE SOCIAL COMMITTEE NEEDS YOUR HELP.
PLEASE CONSIDER VOLUNTEERING
CALL PAT WOOD 613-736-4039
OR CATTIS ESBENSEN 613-521-2073**



OUR LOBBIES



OUR LIGHTS AT NIGHT



HAPPY HOLIDAYS

