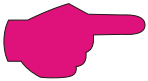




ANDY REMEMBERS...



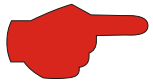
Residents are requested to promptly pick up any parcels delivered to the Front Desk.



The Board has authorized the Property Manager to proceed with a security audit to determine ways in which our security can be enhanced.



The Cluster Fly invasion has abated for now. The Board has received the Report and are testing a possible solution in a small number of suites.



The 2018 Budget was approved. Copies will be sent to Owners and will be posted on our website.



The sectional sofa and the chairs in the Party Room will be repaired and reupholstered. This will take place during the winter months. The chairs will be done in two lots so as to not impact the usage of the facility.



A dispenser for disposable water cups will be added in the Gym.



Batteries should not be put in the garbage. There are many places where these can be recycled. Please take the time to do this safely. For a complete list consult:



http://app06.ottawa.ca/online_services/recycling/items

Hard to believe ten years have passed since Barbara and I made the move from our single family home to our condo home. Having reasonably well adjusted to our retirement, we soon realized that “community living” posed a whole new set of challenges.

The only advance warning we recall was to prepare for the psychological challenge of having to take an elevator to step from one's home to one's garden! Turned out to not be a major issue for us, even though the elevators did not function well for the first year (but that's another story)!

Along with fellow novice condo dwellers in 2007, we felt like pioneers, establishing our homesteads in the frontier land of our new condo corporation. We were fortunate to have some constructive suggestions from those with at least modest condo experience, and from residents of our sister building, who had “settled” three years earlier.

With very few rules/guidelines established by the developer, it soon became evident that in the same way that “good fences make for good neighbours”, so “sensible condo rules make for a happy condo communities”.

The enthusiastic contribution from numerous committee volunteers was also critical to our collective happiness. Ten years on, it's reassuring to see that our strong community spirit continues to thrive, which augers well for many good years to come!!

*Andy de Schulthess.
Andy has served on the Board several times in various capacities.*

UP-COMING MEETINGS

March 21, 2018 at 1:00 p.m.

RIVERSIDE GATE 2 CONDOMINIUM CORPORATION OCSCC # 769

FINANCIAL HIGHLIGHTS TO NOVEMBER 30TH, 2017

Summary:

(YTD) **Total Revenue** is \$2K under budget, at \$1.348 M , while YTD **Total Expense** is \$45.5K under budget, at \$1.282 M , leaving a YTD **operating surplus** of \$66.4K versus a **budgeted surplus** of \$22.9K

The major favourable contributors to the expense variances were due primarily to utilities (\$43K), security (\$7.9K), professional services (\$7.4K), and lower expenses in shared facilities (\$11.2K).

Unfavourable variances arise from maintenance repairs (\$9K), discretionary expenditures (\$11.3K), fitness equipment (\$1.8K), generator (\$6K), elevator (1.2K), fire system (1.7K), and Office expenses & miscellaneous (1.7K)

At November 30th, 2017, our OCSCC 769 **Reserve Fund** is at \$1.44M (\$1.41M being held in Non-Registered GICs). Reserve expenditures YTD are \$188K. The **Shared Facilities Reserve Fund** is at \$59K, with \$21.5K expended YTD.



The Residents' Directory will be updated twice annually.

If you have changes, additions or are new and wish to be included, please provide your information to the Front Desk. The updates will be done in January and in June. The Board asks that you keep **this list confidential and not share it** with anyone outside our Community.



Owners may shut off the water to any fixture or appliance with the readily available and visible valves in needed. If the individual shut off taps don't work, then Owners should contact the Property Manager or the Superintendent.

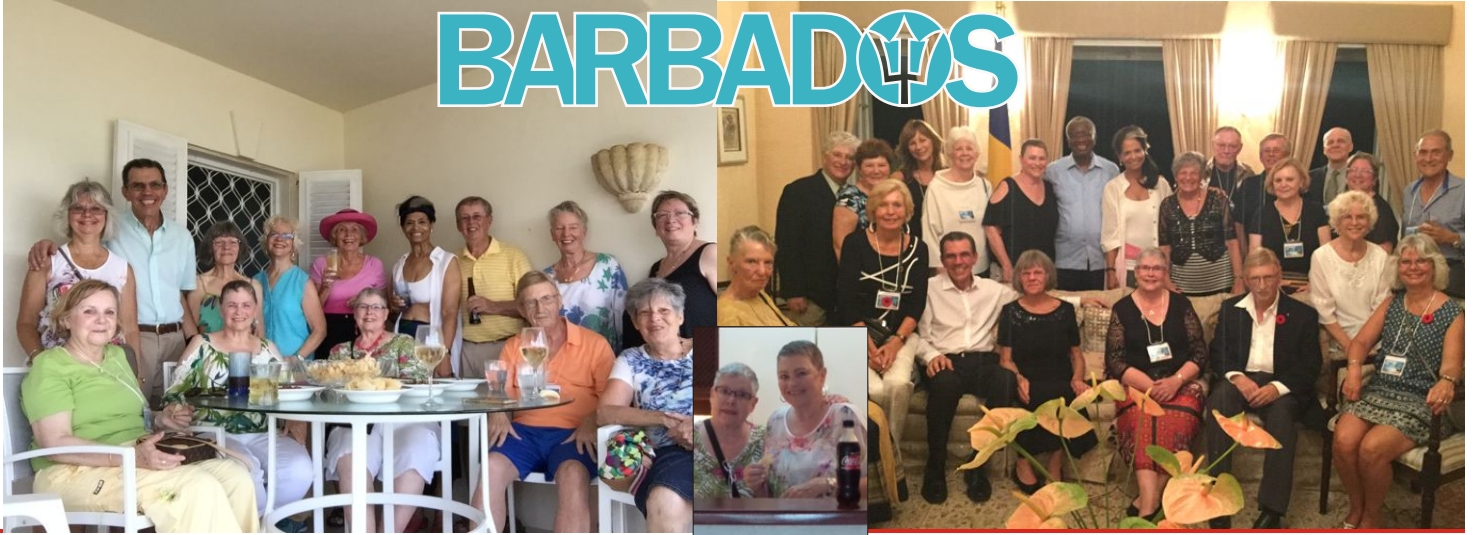
DUST STUDY

The fresh air system for our building is working as designed, which is to fundamentally supply a constant, clean source of fresh air for all units. One item we should undertake is to verify and correct, if required, the amount of air available for each floor. As mentioned earlier, for the units on the lower levels the amount of air flow into the units does decrease noticeably. All owners should undertake to minimize the dust within a unit by any or all of the following:



1. Ensure no obstruction exists at the bottom of the front entrance doors. The more clean air into a unit, the better.
2. If you have a pet, you might want to keep the blower fan on continuously in order for the furnace filter yo clean the pet fibers from the air circulation.
3. Important to keep not only the furnace room door closed but also the door to the laundry room. This improves the air circulation within the condo.
4. If you have rugs in your bedroom(s), you will have more dust within your unit.
5. The effectiveness of the vacuum will also have an impact on the amount of dust.
6. All owners should verify that there's a closed, tight fit of the dryer exhaust to the dryer vent stack. Found problems in 3 units of the 20 or so I checked.

Courtesy of and thanks to Larry Boisvert



A big thank you to our “Beautiful Mighty Bajan leader” Betty Hope-Gittins . We met with Her Excellency Marie Legault, the High Commissioner to Barbados and 6 other countries in the Caribbean as well as 14 Territories. She is very busy with the devastation left from the hurricanes. We also met with the Acting Governor General of Barbados, The Honourable Phillip Greaves, at his official residence and had a tour of the State rooms and gardens. We also had a visit to “Nature Fun Ranch”, which is a place for troubled and disadvantaged youth and is the brainchild of Cory, a former troubled man. It is a safe place where they can learn life skills and education to keep them out of crime and gangs. It is sponsored by Prince Harry and a friend of Betty's, Carol Lady Haynes (Dr Carol Jacobs). As a group we gave a large donation as a thank you to Betty and the government of Barbados for organizing our trip. Tonight we will meet The Right Honourable Freundel Stuart, the Prime Minister of Barbados at Ilaro Court, the official residence. Most of us fly home to Ottawa tomorrow night after Fun, Sun and lots of Rum! There were 22 people in the group with 14 from Rivergate Way (or formerly of the condo).

Linda & Paul Turner

BOOK CLUB

LET ME IN

The Monday Evening Book Club meets every two months at 7 p.m. in RG2 library. It is open to anyone interested from either building. All are welcome to join the group for any or all of our gatherings. Here are the upcoming dates, book selections, and presenters:

- | | | |
|---------------|--|----------------|
| Jan. 29, 2018 | Indian Horse by Richard Wagamese (2012) | Sandy Stalder |
| Mar. 12 | Born a Crime by Trevor Noah (2016) | Yolande Nowak |
| May 7 | The Ministry of Utmost Happiness by Arundhati Roy (2017) | Helene Azam |
| June/July TBD | The Girls in the Garden by Lisa Jewell (2016) | Linda Bowering |

For information contact: Sandy Stalder 613-521-3226
sandystalder@outlook.com

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 your service personnel.

HALLOWEEN HAPPY HOUR



HAPPY HOLIDAYS



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.

BIRDS OF RIVERSIDE GATE

If anyone sees an interesting bird, let me know and I will include it.



The eastern towhee is a large and striking species of sparrow. The total length ranges from 17.3 to 23 cm (6.8 to 9.1 in) and the wingspan is 20–30 cm (7.9–11.8 in).[3][4] The body of mass of this species ranges from 32 to 53 g (1.1 to 1.9 oz), with an average of 40 g (1.4 oz).[5] Adults have rufous sides, a white belly, and a long dark tail with white edges. The eyes are red, white for birds in the southeast. Males have a black head, upper body, and tail; these parts are brown in the female. Juveniles are brown overall. Eastern towhees of all ages and both sexes generally are unmistakable and are not known to co-exist with the similar western spotted towhee. *I found one of these lovely birds dead at the garage entrance behind RG1.*



An intense bundle of energy at your feeder, Red-breasted Nuthatches are tiny, active birds of north woods and western mountains. These long-billed, short-tailed songbirds travel through tree canopies with chickadees, kinglets, and woodpeckers but stick to tree trunks and branches, where they search bark furrows for hidden insects. Their excitable yank-yank calls sound like tiny tin horns being honked in the treetops.



A common feeder bird with clean black, gray, and white markings, White-breasted Nuthatches are active, agile little birds with an appetite for insects and large, meaty seeds. They get their common name from their habit of jamming large nuts and acorns into tree bark, then whacking them with their sharp bill to “hatch” out the seed from the inside. White-breasted Nuthatches may be small but their voices are loud, and often their insistent nasal yammering will lead you right to them.

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.

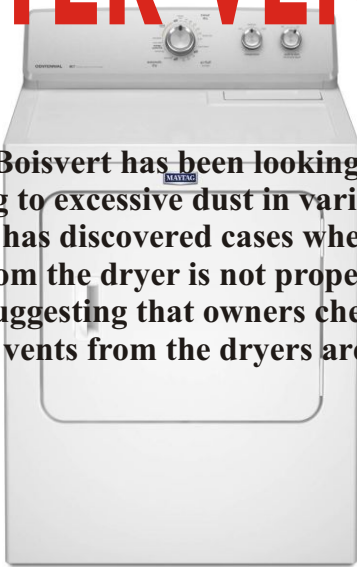
We keep magazines for 3 months, and newspapers for 3 days. We hope you all find the library a welcoming place to enjoy.

One table may be used for Jigsaw Puzzles.

There is a Bulletin Board in the Library that is for use by owners, please see the Property Manager for signature and dating. Material may be posted for a two week term.

DRYER VENTS

Larry Boisvert has been looking at issues relating to excessive dust in various units and he has discovered cases where the vent from the dryer is not properly sealed. He is suggesting that owners check to see if their vents from the dryers are sealed.



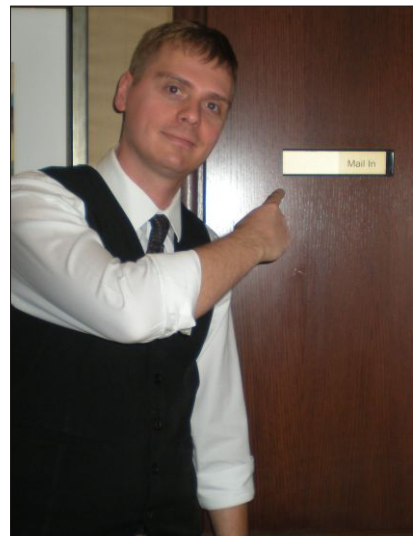
PARCEL DELIVERIES

When you are notified that a parcel has been delivered for you PLEASE PICK IT UP PROMPTLY from the Concierge, we have very limited storage capacity.

TIPS FOR CONDO LIVING

A reminder that residents, whether they are home or away, should be checking their mail at least once a week (maybe twice if they receive a lot of mail). If the Mail Box is not emptied and no more mail can be accommodated, Canada Post Agent will remove the mail and there is a charge to the Occupants if they want to retrieve their mail from Canada Post.

The Front Desk cannot store people's mail without prior arrangement.



All Residents are asked to Not Change the sign "Mail In"