



Summer is here!

We have come through a cold and snowy winter, and summer has finally arrived. It is nice to see green grass and lovely flowers again!

Notes from the 2013 Annual General Meeting

Our last AGM was held October 29, 2013, at Ben Franklin Place, with 50 units represented (20 by proxy).

Julia Ringma gave the President's Report. She noted that we hired a small landscaping contractor, Ian Reynolds, to do some much needed pruning last year. The Castlebrook Gardening Club was started by Rita Paterson, and a few dedicated gardeners have been working on the grounds. They plan to have a fun competition this summer, and by a show of hands this was supported by the members of the community. The company initially hired to do the once-a-week sweep of the property after garbage day picked up unclaimed garbage cans and recycle bins but would not pick up litter. After much discussion, the Board decided to hire Ken Morin to do this work, because he will also pick up litter on the grounds (see "tidy-man" on next page).

Board of Directors: The returning Directors were Julia Ringma and Matthew Schultz. Three new directors were elected: Geoff Boyle, Ken Morin and Todd Neuman.

General Discussion Items: Garbage pails and other items left at the front of properties, unwanted flyers, ice dams and reshingling, attic inspections, rain barrels, water consumption, water ponding on our roadways, leaves in eavestroughs, and attic insulation.

Roadway Resurfacing

Residents have received notice that the roadways and common resident and visitor parking lots are being repaved this summer. The work started June 16, and is expected to last about four weeks (weather dependent). Some curbs are being replaced to improve drainage, and some driveways will be blocked off until the new cement cures. On some days the common resident and visitor parking lots must be vacated between 7am and 5pm; affected residents will receive a notice from the contractor in their mailboxes the night before. Affected residents were offered Parking Permits by our Property Manager. In addition, "Visitor" spots can be used by residents during this project.

During this period traffic will be restricted at times. Driveways are not being repaved, except at the end of a few driveways. Residents will be able to leave their cars in their driveways during the day, but sometimes may not be able to get their cars out. About 40mm of old asphalt (or more) will be removed so there will be dust as well as ups and downs in the roadways and curb during this period. Please drive carefully!

Most of the new asphalt will be laid down near the end of the project and should not be driven on for 48 to 72 hours until it cures. We anticipate that during this period the entrance from Centerpointe Drive will be closed, and no cars will be allowed in or out. We ask for your cooperation and patience during the entire paving period!

Flyers

These are delivered to selected homes by Flyer Force on Thursdays. To request flyers or stop flyer delivery, please email pjeff@ottflyerforce.com or call Paul Jeff at 613-287-3322.

Ice Damming and Attic Upgrades

Some units have experienced problems with ice damming in the winter. This can happen when snow on the upper roof melts, runs down the roof, and freezes on the lower roof. The resulting ice dam can pool water which penetrates under the shingles and into the attic and below.

In the hope of reducing ice damming problems, our Property Manager contracted an engineering firm to inspect a number of attics. They recommended changes to minimize air leakage at attic hatches & service penetrations, to improve soffit ventilation, and to provide increased rooftop venting. They also noted that existing attic insulation levels are far below current OBC requirements of R50.

Shingling

Phase Two of our reshingling will be done this summer. Shingles will be replaced on Castlebrook 1, 2, 5, 6, 8, 10, 14, 24, 28 and 50. This work will include the attic upgrades described above. Attic upgrades will also be done on the units that were resingled in Phase One, namely Castlebrook 4, 7, 12, 16, 26 and 30. Owners of all these units will be offered the option to have their attic insulation upgraded. The work is expected to start in early August.

Board Matters

The board has been busy with a Reserve Fund Study Update, paving contract, attic inspections, and a reshingling contract. We are also looking at replacing caulking and front entrance doors. Our reserve fund is in a healthy condition, but the board is considering delaying some replacements to reduce expenses from the reserve fund.

Our condominium is managed by a Property Manager in consultation with your Board of Directors. The Property Manager is Scott Smith of Condominium Management Group, and he can be reached by email at ssmith@condogroup.ca or by phone at 613-237-9519x227. Please contact him if you have any concerns or maintenance requests. We also maintain a website at www.castlebrook-village.ca.

Gardening Competition

This summer our Gardening Club is having a friendly competition to encourage beautification of our neighborhood. Categories are:

1. Most creative use of space in front and side yards (NO BACKYARDS)
2. Best use of annuals
3. Best use of perennials
4. Most creative use of flower containers

Entry forms must be submitted by the end of June, and judging will be held the first week of August. For rules and entry forms, call Rita at 613-225-3058, 10C Millrise Lane. You may also contact Margaret Begin, Selma Hassan, or Janet Allan. Good Luck!!

Unclaimed Garbage Containers

We strive to keep our village looking neat and tidy. Thank you to the residents who bring their empty containers in promptly after garbage pickup! Please note that containers must be brought INSIDE, not left in front of your home.

Any containers that remain outside after garbage pickup will be removed. At the present time, unclaimed containers that are labelled with your address are placed at your front door as a courtesy, for you to bring inside. Unlabelled containers are placed in the backyard at 10-F Castlebrook, where they can be picked up. After one week, they may be disposed of.

Our "tidy-man" also picks up litter that has not been picked up by residents after garbage day. He has also replaced some garage light bulbs and shovelled snow on paths not covered by our grounds contract.

Reporting Problems

If you notice any problems that may pose a risk to people or property, please report them to our Property Manager.

We welcome your input to the management of our village. We also invite contributions or suggested topics for the next newsletter.

Please email our Property Manager.