



## Shingle Replacement

As was mentioned in the last newsletter, the shingles are being replaced on the roofs of some buildings in our village. The buildings that are being resingled this year are all on Castlebrook Lane, numbers 4, 7, 12, 16, 26 and 30, plus the garage roofs of 20E, 20F, 22A and 22B. The contractor is RoofShield, and the work is being done under the supervision of Laviolette Engineering. Please co-operate with the workers when they are in your area and follow the instructions that you will get in a letter from the management company. They are installing a water and ice barrier that goes 9 feet up from the eaves, which hopefully will help to reduce problems with ice dams. The new shingles are CertainTeed "Landmark" in a mid-brown colour.

## Trees

Our village has many lovely mature trees, including maples, lindens, and ash. Unfortunately all of our Ash trees have been infected by the Emerald Ash Borer, and this is most evident along Millrise Lane where most of the ash trees are located. You may have noticed that some of these trees do not have many leaves on their upper branches, and this will only get worse with time. We plan to have the infected ash trees gradually removed over the next few years and to begin planting replacement trees as soon as possible in order to maintain the well-treed look in our village.

## AGM

By now you should have received a notice in the mail regarding the Annual General Meeting on Nov. 26 at Ben Franklin Place. Attending this meeting is a good opportunity to become more informed about what is happening in our Village, meet some of your neighbours, and of course vote in some new Directors. Please plan to attend or send in your proxy if you cannot be there in person.

Have you considered running for the Board of Directors? This is an excellent opportunity for owners who want to know more about how the condominium is run, and who would like to provide input and direction into this

process. The Board meets once a month during most of the year, and discusses ongoing maintenance activities and financial status along with special issues as they arise. Directors are usually elected for a 2-year term, and three positions are up for election this year.

## Garbage Schedule

We should have all received notice from our Property Manager of the new garbage pickup schedule that is starting the last week of October. Starting the week of October 29, our weekly trash collection will occur on Wednesdays. Another significant change is that compost will be picked up every week during the winter, but regular garbage will be collected only every second week. If you are not already using a Green Bin for your compostables, you can get one from the City by calling 3-1-1. This would allow you to have more of your waste picked up on a weekly basis, as well as placing a lighter load on the landfill site.

## Disposal of household hazardous waste

The City of Ottawa operates several Household Hazardous Waste Depots; the last one this year will be Saturday Nov. 10 at Drain-All on Stevenage Drive; for details see [www.ottawa.ca/en/garbage\\_recycle/special/hhw/index.html](http://www.ottawa.ca/en/garbage_recycle/special/hhw/index.html). The city also operates a "Take it Back" program in conjunction with businesses in the automotive, garden supply, health, electronics, and household products categories; click the "Take it Back" link on the above page for details. Please dispose of any Hazardous Waste in a responsible manner. Some local drop-off locations, usually with no charge, are as follows:

- Our local library or Client Service Centre on Centerpointe: used batteries.
- Ikea: batteries, Compact fluorescent light bulbs (CFLs).
- Home Depot, Rona: paint (in container, not aerosol), batteries, CFLs.
- Canadian Tire: oil (in a container), batteries and CFLs.
- Gabriel Centerpointe Drugs and other pharmacies: unused medications.
- Staples, Future Shop, etc: televisions up to 32", stereos, cellphones, laser or inkjet cartridges, etc.

### Winter is Coming

Winter and freezing weather are coming soon, so don't forget to turn off your exterior water taps! There should be a turnoff valve inside your home. After you have shut off the inside valve, be sure to remove the hose from the outside and open up the exterior tap to allow the small amount of water between the two taps to drain out. The shutoff valve may be awkward to reach, but if you leave water in that short pipe between the two taps, then you will risk freezing and rupturing of that short pipe.

With the coming of the winter season, you may want to have your furnace cleaned and checked, and have your fire-place chimney cleaned. This may also be a good time to check and/or change the air filter on your furnace. And it will soon be time to put the Winter tires on your vehicle if you use them (recommended!).

### Snow Removal

This will be done by Grandview Maintenance again this year, the same company that does our summer grounds maintenance. When you see their snowplow truck clearing the snow from the driveways in your area; please move your vehicle promptly. If you do not do this, you may have to shovel your driveway yourself.

### New Residents

We would like to welcome any new residents to our village. We hope that you will enjoy living in this friendly village, located close to parks, shopping, Algonquin College, and bus transportation. Please bear in mind that this is a condominium, and there are rules that are intended to make it a better place for all residents. Please look at the Rules and Regulations, which are given on our website.

### Parking

Visitor's vehicles parked overnight (between 2:00 a.m. and 7:00 a.m.) must be registered, for up to 3 nights. Our parking regulations are now being enforced by Response Safety Security & Investigations. You can register your guest's

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, who can be reached by email at [SSmith@condogroup.ca](mailto:SSmith@condogroup.ca) or by phone at 613-237-9519 x227. Please contact him if you have any concerns or note any deficiencies. We also maintain a website at [www.castlebrook-village.ca](http://www.castlebrook-village.ca) which contains a lot of useful information.

 **Community Noticeboard** 

**Meet neighbors that share your interests.** If you would like to organize a community group (bridge club, book club, dog walking group, or anything else!) please send a note to our property manager for inclusion in the next issue of the Castlebrook Village Voice.

**Wine:** I make wine at home from grapes and kits. If anyone is interested in sharing wine-making ideas and/or getting together occasionally to taste some different wines, please contact Ken at 613-727-6377.

vehicle online at [www.visitorsparking.ca](http://www.visitorsparking.ca) or by calling 613-820-3657. Our site code is vhy3sb. This is a clarification of the information in the letter from our Property Manager. Cars can also be parked on some nearby city streets, but parking is limited to 3 hours between 7am and 7pm. Winter parking restrictions on City of Ottawa streets are in effect from Nov. 15 to Apr. 1; during this period parking is not allowed between 1 a.m. and 7 a.m. when 7cm or more of snow is forecast. Please refer to the City of Ottawa website at [www.ottawa.ca/en/roads\\_trans/parking](http://www.ottawa.ca/en/roads_trans/parking) for details.

### Outdoor Lights

Section 7 of Bylaw 2 states that unit owners are responsible for the exterior light bulbs "immediately adjacent to the unit owner's unit and the electricity to which [i.e. to the bulb] is paid for directly by the unit owner." This means that the bulbs of both the door light and the garage light, since the electricity is paid for by the unit owner, are the responsibility of the unit owner. These bulbs are important for night-time visibility, and for the safety and security of all residents, but many bulbs are burned out. If your bulb is not working, please replace it before the long dark nights of winter arrive.

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

Please email our Property Manager.