



Fall is in the Air

Fall is definitely here, now that school is back in session and trees are showing some colour. We hope that everyone had a wonderful summer and is enjoying these brisk autumn days.

Annual General Meeting

The AGM for this year is scheduled for Tuesday, Oct 29 at 7 PM. All owners will be receiving a package from Scott with the agenda and other information for the meeting. We hope you can all join us. At the AGM you can learn about the financial position of the condominium and elect new members of the board of directors. If you cannot be at the AGM in person, please complete the proxy form that you will receive so that you can participate in the election. 40 units need to be represented, either in person or by proxy, for the AGM to be conducted. Otherwise, the AGM will have to be rescheduled, which will be a considerable expense for all of us.

Upcoming Board of Directors election Nominations needed!

There are 3 positions on the board of directors that are up for election this year: two 2-year terms and one 1-year term. Our board members volunteer their time to serve our community. The board meets 10 times per year and communicates via email throughout the year to discuss special issues as they arise. Anyone who is interested in learning more about how the condominium is run and who would like to provide input into this process is encouraged to run for the board. All owners should have received a nomination form; return it to Scott by Oct. 10 if you wish to run for the board.

Flyer Force Delivery

The company that delivers the large bundle of flyers to your doorstep is Flyer Force. They are allowed to deliver flyers only to residents that have requested delivery. If you are receiving flyers and you want to request a "stop delivery," contact Flyer Force by phone at 613-287-3318 or on-line: http://ottawa.flyerforce.ca/resident_ott

Chaining Bikes to Common Element

If someone visits you on a bike, please do not allow them to lock their bike to a tree or any other part of the common element. Attaching items to the common element is not allowed, and bikes chained to trees are subject to removal.

Watering New Trees

We have had several new trees planted on our grounds this year to replace some that had to be removed. New trees require plenty of water, so if there is a new tree planted near your home, you can help it survive by watering it when we have several days without rain. According to City of Ottawa Forestry Services, "The most common reason for poor survival of new trees is inconsistent watering." They suggest using a hose to give a new tree a slow drip of water for at least two hours, once a week. Watering is not necessary during a week when it has rained at least twice. For more information, visit http://www.ottawaforests.ca/archive/city_trees/Watering_e.pdf

The trees on our common element are our joint property, please help the trees stay healthy!

Garbage Issues

We are always having some problem or other with garbage. People don't put their bags in bins, animals rip the bags apart, and garbage gets strewn around the neighbourhood. People put out the wrong bins on the wrong dates.

Recently, someone put out two bags of plastic items on a paper recycling day and they were going to sit on the communal pad for a week until blue bin day, because they were not actually IN a bin, but just in plastic bags. One of our residents took them home and put them in her own blue bin, to store them until the next week.

However, after a few days her garage began to stink because the plastic containers had not been rinsed or cleaned of the food in them. Please clean containers before you throw them in your blue bin.

Another garbage problem we need to address is what happens to the bins when you leave them out on the communal pads longer than 24 hours after pick-up day. The condo hires a company to come around and pick up the apparently abandoned bins. They put these bins in the back yard of the site office (10F Castlebrook) for a week, and it is expected that you will go get your bins if you have noticed they are missing.

After the Labour Day holiday, garbage day was not until Thursday. Unfortunately, the pick-up company forgot and went around and picked up bins that Thursday afternoon, instead of waiting until Friday. The directors tried to return as many as possible to the owners.

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.

Community Noticeboard

There are currently no notices in our Noticeboard. 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.

Garbage Issues (continued)

Make sure you write your unit number on your bins! This makes return possible. If you think your bin has been "stolen" you can check the office back yard or call Scott. If you write your unit number on it, it makes life easier. If you take your bins back home by the evening of garbage day, it makes things even easier.

Asphalt Road Resurfacing

In the last newsletter, we indicated that a portion of the roadway will be resurfaced. This work has been delayed and will not be done until the spring. The homes affected by the work will be given notice before the work begins. Thank you again for your patience.

Winter Reminders

Freezing weather is coming soon, so don't forget to turn off your exterior water taps! Shut off the tap inside your home, and then remove the hose from the outside and open up the exterior tap.

You may also want to have your furnace cleaned and checked and your fireplace chimney cleaned.

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.