



Spring has arrived!

The long winter is behind us—daffodils and tulips are in bloom, birds have returned, more and more people are out on their bikes—and we hope that everyone is enjoying the warmer weather.

The Canadian Tulip Festival is running from May 3-20, and Doors Open Ottawa, a unique (and free!) event that allows behind-the-scenes access to many of our city’s significant buildings, such as museums, public utilities, churches, and foreign embassies, is taking place this year on June 1-2.

Asphalt Resurfacing

We plan to resurface a portion of the roadway asphalt this year, with the entire roadway being resurfaced over a three-year period. While this work is being done, it will cause some disruption with roadway use and parking for many residents, so please be prepared to cooperate with the workers at that time. Further notice will be given to the affected homes before the work commences. Thank you for your patience.

GARBAGE ISSUE

WARNING: BINS WILL BE DISPOSED OF

We have an ongoing problem with garbage day. Only a few people cause the problem, and we are glad that most people do a good job of organizing their garbage. But since we have not been able to resolve the problem, we have to deal with it.

The problem is that some people violate the rules about garbage and the rest of us have to look at and deal with the violations. The city and condo rules about garbage can be found at <http://ottawa.ca/en/residents/garbage-and-recycling> and at http://www.castlebrook-village.ca/pdf/Rules&Regulations_April12.pdf

GARBAGE ISSUE (continued)

The main problems are:

1. If you do not put your garbage in a secure container with a lid, animals get into it and it gets strewn all over the neighborhood and someone has to pick it up. If we have to hire someone to pick it up, we all pay for it in increased condo fees. If a majority of our residents would rather pay extra in fees and hire someone to pick up stray garbage once a week, let our property manager know and we can arrange to pay someone and increase your fees.

2. People do not take their empty bins and recycling containers back inside their houses promptly after they are emptied on garbage day. This is unsightly and violates the rule about placing things on the common elements without permission. We have tried collecting the bins and putting them in the yard behind the office, expecting that the owners of missing bins would call the property manager to find out where their bins went and collect them. However, no one seems to call and the bins stay in the yard for months. Therefore, if you do not take your bins back inside your house within 24 hours of garbage pick-up, the bins will be placed in the yard behind the site office at 10F Castlebrook, where you can retrieve them. Any bins that are still there the following week will be disposed of. You may wish to mark your address on your garbage and recycling bins, so that if they are confiscated it will be easier for you to get your correct bins back.

As mentioned, most people are good about looking after their garbage, so this is really only directed at a few people. If you are a landlord, it is your duty to inform your tenants about the rules that everyone who lives here must abide by.

Operating Budget notice

Owners should have received a copy of the budget for the next fiscal year (ending 2014 April 30), along with comparison figures from the current fiscal year. A few points to note:

The finances for our condominium are in two accounts: Operating Fund and Reserve Fund. The Reserve Fund appears on only one line: Reserve Appropriation, which is the amount of money from our condo fees that is transferred into the Reserve Fund.

The numbers in the column labeled “2012-2013 Estimated Full Year” are based on actual costs for most of the year plus an estimate for the last few months.

For the current year expenses for General repairs and for Interior repairs were higher than expected, largely because of water damage to units due to ice damming caused by the numerous freeze-thaw cycles we experienced this winter. Snow removal also exceeded the budget due to the large amount of snowfall, which exceeded the contract threshold. The Operating Fund surplus will more than cover the current year’s deficit.

For the coming year, utility costs are budgeted to increase primarily due to the anticipated increase in the water rate, and the Reserve Fund Appropriation is also increased as recommended in the latest reserve fund study (completed in late 2010).

The page titled “Proportionate Percentages for Common Fees” gives the new amounts for the condominium fees for each unit.

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

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.

Gardening: The next meeting of the Castlebrook Gardening Club will be Thursday, May 16. See the article below for more details.

Castlebrook Gardening Club

The Castlebrook Gardening Club had their first meeting in March and discussed undertaking the maintenance of the large flower bed on the north side of Castlebrook Lane at the main entrance. They proposed to plant this bed with hardy, salt and drought tolerant perennials which should require little watering and will multiply. Their proposal was accepted by the Board of Directors, and volunteers from the Gardening Club will take care of the planting, initial watering and maintenance of this bed. We look forward to seeing the results of their labour!

Members of the Gardening Club are also willing to offer advice or tips on lawn care or gardening to residents. If you have a question you can call Rita at 613-225-3058 or Margaret at 613-226-8092.

The next meeting of the Gardening Club will be Thursday, May 16. Members will meet at 6pm at Rita’s home, 10C Millrise and plan to go to the Nepean Horticultural Society’s Annual Auction and Plant Sale to purchase perennials for the flower bed. New members are welcome!

We welcome input from owners and residents for inclusion in the newsletter. If you have any questions or topics you would like to see addressed, a letter to the editor, or a notice for the Community Noticeboard, please email our Property Manager.