



Annual General Meeting

The last AGM was held in November of 2011. Your new Board of Directors is: Julia Ringma (President), Ian Watson, Ken Morin, Robert Friedman, and Sneha Madhavan-Reese. Thanks were given to outgoing directors Lyon Gilbert and Seymour Diener. A new rule to allow some furniture at our front entrances was presented at the AGM for voting, and was approved by a majority of the owners.

Spring Inspection

The Spring Inspection was done in May. The usual maintenance issues were noted, including masonry, entrance step height, paint, flashing, siding, asphalt, fences, and eavestroughs. Work orders have been issued as a matter of course and some owners have been notified by letter if they are responsible for any work.

Clothes Drying

Rule 31 states: *"No clothesline shall be erected nor shall clothes be allowed to dry outside of a unit or on the common elements."* In 2008, a regulation was passed under the Green Energy Act which states that a person is allowed to install a clothestree in their exclusive use area (i.e. back patio area) as long as it meets certain criteria such as not impeding access.

If you intend to install a clothestree, you would require the usual permission from the management – the same as you would if you were planning any other modification to the common elements. However, a small, collapsible drying rack that you only put out during the day and take in at night, would not require formal permission.

Furniture at Front Entrances

We are now allowed to have limited outdoor furniture at our front entrances, subject to certain restrictions. All owners should have received a copy of the rule; please review it for details. Please note that you must

apply for permission to modify the common elements before putting out furniture.

BBQ

There was no summer BBQ this year, and no topsoil was delivered. Attendance last year's BBQ was low, and we seem to have enough topsoil for now.

Shingle Replacement

The condition of the roofs on our homes has been a concern for your Board of Directors. On some homes the shingles are curling and show other signs of deterioration, while on other homes the shingles are in good condition. We have had the roofs inspected recently and plan to replace the shingles in several phases over the next 10 years or so. Initially, only those in the poorest condition will be replaced. Skylights and ventilation issues will also be addressed.

Noise Reduction

The homes in our village are close together. Rule 12 states that *"No owner, occupant or tenant shall create or permit the creation of or continuation of any noise or nuisance which, in the sole discretion of the Board, may or does disturb the comfort or quiet enjoyment of the property by [others]."* Please be considerate of your neighbours, including when idling your vehicle and when locking it with your remote. Specific complaints can be sent to the Property Manager.

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 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 which contains a lot of useful information.

Trees

Unfortunately, a number of trees in our community had to be removed last fall, including ash trees that had been affected by the ash borer. When a tree in front of a unit is removed, the owners are notified by letter that they may choose the replacement tree from a limited list of appropriate species. If owners do not respond or make a choice of tree, a tree will be chosen for them.

Attractive Grounds Benefit Everyone

We are fortunate to have many “green thumbs” in our village who plant and care for some lovely shrubs, plants, and flowers – thank you for the beautification they provide! It is also important to keep our grounds clean and tidy.

On Garbage Day...

Please bring your empty containers in promptly and clean up any incidental mess. If you notice debris when you are out walking, please pick up even just one item!

Lawns

Some lawns are poor this year, for several reasons. We have a contract with a lawns maintenance company, and they do what they can, but it is not always possible to maintain perfect lawns.

Some Recent Maintenance

- Visibility at Centrepointe: You may have noticed that the lower branches have been pruned from some of the trees near the entrance at Centrepointe Drive. This was done by the City, at our request, to provide better visibility.
- The potholes on our roadways were repaired recently. We waited until hot asphalt was available, which lasts longer – thank you for your patience!
- Our eavetroughs were recently cleaned, some fences have been repaired, and the top planks on our fences are being painted.

Parking

Parking infractions are a perennial problem. Rule 24 essentially says that no owner or occupant shall park a motor vehicle in any parking spot but the one assigned to him; since visitor parking is not assigned to anyone,

only visitors can park there. Overnight visitors must be registered, for up to 3 nights, through Murray & Murray at their website mmpcs.com or by phone at 613-228-7715. Our village has a few parking spaces to rent, but no spaces are currently available.

Squirrels

A number of residents have had problems with squirrels penetrating homes and causing significant damage. We spend money every year live-trapping and removing squirrels and repairing damage caused by them. Please do not feed them. Squirrels are wild animals that have to fend for themselves and do so well enough without our help.

Water Consumption

Water consumption accounts for about 22% of our monthly Condo Fees! Rule 11 states that “*Water shall not be left running unless in actual use and running water shall not be left unattended. Owners shall take all reasonable measures to conserve water.*” Reducing your water consumption will save money for us all! Some ideas: get low-flush toilets if you haven’t done that already; use less water for washing dishes; and turn off the water when you are not actually using it.

Light Fixtures

There is a light fixture at each garage and beside each front door, but the light bulbs are burned out in some of them. Please note that owners are responsible for replacing exterior light bulbs. While the original Declaration of the Condominium (registered in 1987) had Minto replacing exterior light bulbs (along with other exterior maintenance), this was changed in 1996 with an amendment that transferred the responsibility to the owners.

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.