

Castlebrook Village News

2022 has been a busy year for your Board of Directors, with non-stop projects, discussions, budget planning and more. The changeover of property management companies has been particularly time-consuming behind the scenes. Our board remains committed to providing the professional, high-quality service that owners deserve.

This newsletter offers an insight into some of the things the board has been working on and/or have planned for the next few months.

We hope you have a fantastic summer!

GOOD VALUE FOR MONEY

Despite the recent condo fee increase, the board believes owners are getting good value for money compared to other nearby condominiums. Below are current condo fees for comparable CentrepoinTE townhouse condos with 3 bedrooms, 2-3 bathrooms and a garage:

- CCC408 Castlebrook Village: \$394*
- CCC557 Stonebriar: \$412-\$508
- CCC501 Dalecroft-Grandcourt: \$469
- CCC542 Grandcourt-Winterburn-Sandcliffe: \$490-\$605

**After average water cost, which is included in CCC408 condo fees, is deducted. Water costs at CCC408 are paid directly by the condo corp. and are charged back to owners as part of their condo fees. At all the other condos listed above, owners pay for their own water charges, so there are no water charges included in their condo fees.*

Board of Directors Vacancy: Interested in Joining?

We regret to announce that Ken Morin has resigned from the Board. Ken spent many years on the board and as the community tidy-man after garbage day each week. We thank Ken for his service to the community.

With Ken's absence, we are now looking for a replacement Board member. If you are interested in joining the board, or speaking to a board member to find out what it entails, please let the board know at ccc408board@outlook.com.

Debris Clean-Up: Person for Hire Wanted

We are hiring someone to tidy up after garbage pickup each week. It pays \$100 per week. The role includes:

- Walking around the condo the day after garbage day to pick up any garbage that was missed by the city, and placing it in the office garage at 10F Castlebrook Lane.
- Putting the garbage on the curb for pickup on the next garbage pickup day (usually Wednesday).

Anyone interested in this paid position can contact Sarah St. Pierre at service408@cimanagement.ca.



CHANGE IN PM COMPANY

As a gentle reminder, our condo is now managed by Capital Integral Property Management (CIPM). Our new property manager is **Sarah St. Pierre**.

All requests for repairs or questions/complaints should be sent to service408@cimanagement.ca. This is monitored by a team, so if Sarah is out of office, the request can still be timely handled.

We would like to thank owners for your continued patience as she (and CIPM as a whole) continues to learn more about our community and how we operate.

STORM DAMAGE & CLEAN-UP

We are so grateful that no one in our community was injured during the storm on May 21. Sarah has sent out a notice regarding the storm damage and clean up efforts. We thank Sarah for her quick efforts immediately after the storm to secure a contractor to remove the trees. We also thank owners and residents for your patience as the clean up and repairs continue.



SPRING INSPECTION

Spring inspection is a time for the board and management to inspect all units and common elements/grounds for repairs that are needed, and to also ensure owners are respecting their neighbours and the rules of the condominium. The inspection was nearly complete when the storm hit on May 21, causing a temporary pause on the inspection. Work orders will be issued to contractors to have repairs completed once the inspection is done.

As mentioned in the last newsletter, we are aware that when the old fences were removed last year, some units sustained siding damage and/or some caulking remained on the siding. These repairs will be added to the spring inspection list as well.

SUMMER BBQ SOCIAL EVENT

The board is discussing the possibility of hosting a daytime BBQ social event this summer for our owners and residents; however, we need your help! If you are interested in planning and organizing such an event, please let the board know at ccc408board@outlook.com.

WORK AROUND THE CONDO

Garage Door Replacements

We recently had 38 garage doors replaced in the community. Priority was given to doors in poor condition and those that were a different color than the almond color that the board has established as the common standard. The board will be developing plans to replace more original garage doors in the years ahead.

Exterior Light Replacements

New exterior light fixtures are being installed on the front of all units: near the front door and the garage (if applicable). Sarah recently sent out a notice with more details.

Bell Fibre Installation - Telecon

The board is aware that there are many lawn areas in the condo that were damaged by Telecon, as well as other damages. If you are aware of any damage caused by Telecon, please email Sarah at service408@cimanagement.ca to ensure it has not been missed. As soon as we receive an updated schedule, Sarah will send an update to owners.

Upcoming: Power-Washing of Units

As previously advised, the exterior of all units will be power-washed this year to remove years of dirt and, in some cases, mold. It is scheduled for completion in July. Sarah will send an official notice once the dates are confirmed. Windows will also be power-washed, but they will not be squeegeed.

WEBSITE UPDATES

Our condominium website was recently updated and continues to be a work in progress. Owners Florent and Elisa Labourie graciously volunteered to help the board update and redesign our site. The board is very grateful for their assistance!



STREET SIGNAGE

The board is actively looking into better signage for the community. Depending on cost and availability, we hope to upgrade the current signage to be clearer and easier to read, with an additional wayfinding sign at the front entrance. More details to come.

TREE ASSESSMENT

Peter Knippel Nursery recently did an assessment of our current tree placement and will soon make recommendations for locations to plant new trees.

VOLUNTEERS WANTED!

We could always use some help! If you are interested in helping the community and do not have time to commit to being on the Board of Directors, please email the Board at ccc408board@outlook.com with a brief summary of your skill set so the board can determine where your skills would be of most value.