

Castlebrook Village News

2022 continues to be a busy time for your Board of Directors, as we continue with non-stop projects, discussions, budget planning and more.

Our board remains committed to providing the professional, high-quality service that owners deserve.

The Fall newsletter provides an update on initiatives and highlights plans for the next few months.

We hope you have a fabulous Fall!

Visit our website for information on our community:
<http://www.castlebrook-village.ca>

UPCOMING ANNUAL GENERAL MEETING (AGM)

Our Annual General Meeting (AGM) will be held on **November 30, 2022** (virtually). All Board positions will be up for election this year.

CIPM will be sending out the virtual link and instructions for owners to join the meeting.

We encourage everyone to participate in this year's AGM!

Debris Clean-Up: Handy Person Hired

We want to thank Clayton Ducharme, who has taken on the role of our tidy person.

Please be reminded that garbage should not be put out prior to 7 p.m. the night before pickup. All recycle, compost and garbage bins should be retrieved as soon as possible after pickup.

Information on requesting replacement compost and recycle bins, along with the garbage and recycling calendar, is available at <https://ottawa.ca/en/garbage-and-recycling/recycling/garbage-and-recycling-collection-calendar>

SUMMER BBQ SOCIAL EVENT

There was a high turnout at the August BBQ. It was nice to see everyone and to mingle with neighbours and make new friends. A huge thank you to our volunteers! We look forward to seeing everyone at future events.



OUTDOOR SPACES & FALL PLANNING

As winter approaches, now is the time to have your furnace, duct work and fireplace cleaned by a professional company.

And don't forget to remove your outdoor hoses, and drain and turn off your outdoor taps. Frozen taps can break and cause considerable damage to your home. This is also the time to winterize your central air conditioner.

To discourage rodents from building nests, now is the time to clean up yards and remove any articles or collected leaves that provide places for them to live.



We would like to remind everyone that we have rules in place for the exterior of units. Flowers and potted plants can enhance your area; however, garbage containers, dog leashes, bicycles etc. are not permitted in the front of units. Let's work together to keep our community tidy and welcoming!

WATER EXPENSES

As we reported in our Summer Newsletter, our condo fees continue to be reasonable in comparison to similar nearby condominium properties.

Water costs are included in our fees, therefore everyone is encouraged to use water responsibly. The Fall is a good time to repair leaky faucets and consider a new sleek, water conserving toilet and showerhead.

EAVESTROUGHS AND DOWNSPOUTS

Eavestrough and downspout is scheduled for November 14. Weather permitting, the work should be completed within 2 days. Additional information will be provided shortly before the work begins.

STORM DAMAGE & CLEAN-UP

The majority of the May storm cleanup has been completed. Considerable tree damage has been cleared. Our board is considering options for the repair of the front brick wall and fence. This is taking time as the board wants to achieve a pleasing design that will enhance our community and stand the test of time!

INSPECTION AND REPAIRS

This year's spring inspection was completed later than planned due to the May storm. Following the storm, the Board decided to do a thorough engineering inspection of the community. This resulted in extensive discussion and the prioritizing of repairs. This is an ongoing process, and the Board is committed to ensuring all work is carried out to the highest standards at a reasonable cost.

WORK AROUND THE CONDO

Bell Fibre Installation - Telecon

Telecon has been onsite to repair most of the damages caused by the installation project. CIPM is monitoring the situation to ensure all remaining items are dealt with.

Power-Washing of Units

The exterior siding of all units were power-washed this summer and exterior windows were cleaned. It is advisable for owners to clean the interior tracks of windows and doors to ensure they continue to operate smoothly.

Garage Door Replacements and Repairs

We recently had 38 garage doors replaced in the community. This enhances the look of our community.

Exterior Light Replacements

New exterior light fixtures have been installed on the front of all units. Some fixtures require minor repairs and this work is in progress. All of the new front light fixtures are installed with energy efficient, cost-effective LED bulbs. These bulbs should not be loosened, changed or removed. In the event of a defective light bulb or fixture, please contact CIPM's service desk at service408@cimanagement.ca.

VISITOR PARKING

All vehicles parked overnight in visitor parking spaces must be registered. Parking in these spaces is limited to a maximum of three (3) nights within any seven (7) day period, and eight (8) nights within any calendar month, per vehicle. No more than two (2) vehicles per unit may be registered in visitor parking at any given time. In certain circumstances an extension to these timelines may be granted. Please contact CIPM's service desk, who can arrange for the proper permissions. Owners are not permitted to park their own vehicles in visitors parking at any time without prior approval from CIPM.

The visitor parking guidelines and site code are available on our website.

REQUESTS, QUESTIONS OR COMPLAINTS

All requests for repairs or questions/complaints should be sent to service408@cimanagement.ca. This is monitored by a team, so if our Property Manager is out of office, the request can still be timely handled. The telephone number is 613-722-1232.