



Carlton Carriage Homes Community Newsletter

September 2018



Message from the Board

Our complex has seen much change this summer: several new rules were introduced; the grounds continue to improve with the care received by SB Haulage; the potholes were filled and front entrances were repoured; the roadway and visitor parking spot lines were repainted; fences are being repaired; and an emergency waterline repair was performed.

Several repair and improvement projects will continue this month and on into the Fall season. **This newsletter contains more details of the upcoming projects, so please read on.**

Property Management

Managing Company: Shabri Properties Ltd.
PO Box 877, 87 Lake St.,
St. Catharines, ON L2R 6Z4

Property Manager: Neil Wachs
905-684-6333
neilw@shabriproperties.com

***TENANTS**, if you have an issue with your unit, neighbours, etc., please speak to your landlord directly. Your landlord will then be in touch with the Property Manager if and when required.*



Fun Fall Family Activities

Niagara Grape & Wine Festival

September 28-30

Montebello Park, St. Catharines

100 wines, 50 hours of live music - it's an event you don't want to miss! Plus food and entertainment for all ages at Canada's oldest and largest wine festival.

Meridian Grande Parade: Sept. 29, 11AM

Grapeland Family Zone: Sept.29-30, 11 AM-8 PM

Culture Days 2018

September 28, 29 & 30

Each year, a variety of cultural activities are held throughout various venues in St. Catharines.

Participants are given the opportunity to get creative, get messy, engage with performances, make art and experience culture! For more info:

<https://www.stcatharines.ca/en/experiencein/Culture-Days.asp>

30th Annual Pumpkinville

Saturday, October 13

Happy Rolph's, 650 Read Rd., St. Cath.

A fun filled family fall festival with plenty of **FREE** games, activities and entertainment

including: pumpkin carving, scarecrow building, bouncers, hay dive, crafts, facepainting and so much more! Free shuttle bus from Grantham Lions parking lot to and from event.



Home Safety

Drinking Water Lead Testing Program

The City of St. Catharines is looking for volunteers to test for lead in the drinking water of private residences and businesses. Anyone with a municipal water connection and whose home or business was built before 1990 can participate in this FREE city program.

<https://forms.stcatharines.ca/Community-Lead-testing-Program>

Fire Prevention Week 2018: October 7-13

In preparation for Fire Prevention Week, take some time to review the life-saving fire safety tips with your family at <https://www.nfpa.org/Public-Education/Campaigns/Fire-Prevention-Week>

Fire safety is extremely important, especially when you live in such close proximity to others. **By law, all homes in Ontario must have a working smoke alarm on every storey and outside sleeping areas.** Please ensure that your smoke alarm is not expired, i.e. not older than 10 years.

Visit <http://www.oafc.on.ca/smoke-alarms> for tips on how to choose, install and maintain your smoke alarms.

Carbon Monoxide Awareness Week: November 1-7

Did you know that carbon monoxide (CO), known as the silent killer, is the leading cause of accidental poisoning deaths in North America? According to TSSA, most Ontario households have, on average, 4-6 appliances that produce CO. These appliances include: furnace, gas water heater, gas fireplace, gas stove, gas dryer, gas barbecue, fuel-burning space heaters. Poor maintenance of these appliances, damaged or blocked venting, or inadequate airflow can cause dangerous levels of CO to build up inside your home, garage, cottage – virtually any enclosed space under certain conditions.

By law, all homes in Ontario with a fuel-burning appliance or fireplace must have a working CO alarm next to each sleeping area. Please ensure that your CO alarm is not expired, i.e. not older than 10 years, and have all fuel-fired appliances inspected annually by a certified member of the TSSA. Visit the website below for more information:

https://www.mcscs.jus.gov.on.ca/english/FireMarshal/CarbonMonoxideAlarms/QuestionsandAnswers/OFM_COAlarms_QandA.html

Upcoming Projects

The **rear patio light fixtures** are going to be replaced and will include LED light bulbs. The work is scheduled to start on **Wednesday, September 26 and Thursday, September 27**. Please ensure the following is completed so as not to interfere with this project:

1. Unlock your back gate;
2. Remove any obstacles in front of and around your back gate;
3. Remove any obstacles in front of and around your rear patio light;
4. Keep your pet(s) inside.

If a backyard is inaccessible due to a lock or obstacle, the owner of the unit may be billed for any required return trips.

Additional **Fire Lane signs** are scheduled to be installed around the complex where needed. We would like to remind you that **parking is strictly prohibited in the roadways and dead-ends of the complex** as they are fire lanes. Parking in these areas is a **violation of City By-Law** and will be enforced. Please remind any visitors that they are to park in the Visitor Parking Lots or your private use driveway if available, not on roadways.

Thank you for your cooperation!
~Shabri Property Management

Cannabis Legislation





On October 17, 2018, cannabis will be made legal by the federal government of Canada. This new legislation has brought real concerns of the safety, security and well-being of residents in multi-unit buildings, such as townhouses and condos, due to the close proximity of residents. Like many other condo corporations in Ontario, to prevent residents from being interfered with by the various hazards associated with cannabis cultivation and cannabis smoking within your unit, we felt it necessary to pass the following rule:

Commencing on August 10th, 2018 **all forms of cultivating and/or smoking cannabis/marijuana are prohibited on the condominium property, including the inside of condominium units, on exclusive use common elements or on the common elements.** This Rule applies to all persons, including but not limited to owners, tenants, guests, service persons, occupants and visitors. "Smoking" shall include inhaling, exhaling, burning, vaping or carrying of lighted products. Medical exemptions can be granted; however, the board of directors has the authority to set reasonable conditions for units that are granted a medical exemption. Reasonable conditions include, turning on/ installing exhaust fans, keeping windows and doors closed, or, sealing up one's unit to prevent the transfer of smells to other units. Please note that exemptions can be revoked if the use or cultivation of cannabis creates a nuisance for neighboring residents.

The Canadian federal government has allowed each province and territory to set its own rules for cannabis, including the legal minimum age, where you can buy it, where you can use it, and how much you can possess. Below is a summary of Ontario's new cannabis rules. For more information, please visit <https://www.ontario.ca/page/cannabis-legalization>.

Note that the information below is in regards to recreational cannabis. Medical cannabis, which is currently legal if you are authorized by a health professional and registered with a licensed producer or Health Canada, will continue to be subject to different rules.

Ontario Cannabis Rules

-  Minimum age will be 19.
-  Ontario allows multi-unit buildings to ban the use of cannabis in one's unit or private use yard, which is the case at 286 Cushman Rd. Please go to the private residence of a friend or family member if you wish to use it.
-  It is illegal to drive drug-impaired and it's just as dangerous as driving drunk.
-  Consuming recreational cannabis in the workplace is illegal.

Cannabis Negative Health Effects

- Short-Term Effects
Every time cannabis is used, it can:
- impair your ability to drive safely or operate equipment;
 - make it harder to learn and remember things;
 - cause anxiety or panic;
 - trigger a psychotic episode.
- Long-Term Effects
Regular, frequent use over a long period can:
- hurt the lungs and make it harder to breath;
 - make you more likely to experience anxiety, depression, psychosis, and schizophrenia
 - make you physically dependent or addicted.
- <https://www.canada.ca/en/services/health/campaigns/cannabis/health-effects.html>

