



Carlton Carriage Homes

Community Newsletter

April 2018



Welcome

Welcome to the first issue of the Carlton Carriage Homes newsletter. Our goal is to keep you updated on improvements and decisions made by the directors of your Condo Corp. We are honoured to represent our community and wish to maintain open lines of communication with you, our neighbours.

Please Pick Up After Your Pet!

It does not take much to remember that we have pets in our community. In fact, if you do not watch your step, you are liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, **remember to leash and immediately clean up after your pet.** Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community.

Thank you for your cooperation!



About the Board

Ted Oorsprong, President of the Board

- serving for 8 years
- owns several units
- recently retired from 40 years of farming; enjoys golfing & skiing

Rene Zamai, Vice-President

- serving since 2016
- owns several units jointly with wife, Sylvia
- retired in 2014 from the Canada Revenue Agency after 35 years of service as an International Tax Auditor

Peter Teminski, Director

- serving since 2015
- owner occupant for 20+ years
- retired Marine Engineer; enjoys travelling and scuba diving

Alisha Vos, Director

- serving since 2016; appointed at last AGM
- owner occupant with husband and daughter
- MA in Applied Linguistics, TESL; stay-at-home mom

Alessandro Zamai, Director

- newly appointed at last AGM; congratulations!
- owner occupant
- Product Manager at TELUS

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Protecting our Property Values

One of the biggest advantages of living in a common-interest development is the ability of the Corporation to preserve, protect and enhance property values. But, just how does the Board of Directors guide the Corporation to perform those duties? Often, we think of the Corporation as a collection of rules and regulations limiting personal freedoms and individuality. However, those rules and regulations provide the Board of Directors with a fairly precise blueprint as to how to protect your investment.

First and foremost, our Corporation is not just made up of the Board and a few interested owners. In fact, if you are an owner, you are a member of the Corporation. This means that, as an owner, you have committed yourself to become business partners with every other owner in the community. But, in order to achieve the primary goal of the Condo Corporation (to preserve, protect and enhance property values) certain covenants, conditions and restrictions had to be established in order to achieve that goal. If you dust off and reread your copy of our Declaration, Bylaws, Rules and Policies, you will see that the Board is given the authority to establish Rules & Policies that compliment the Corporation's purpose. When we follow the Bylaws, Rules and Policies, we are doing part of our duty as members of the Corporation.

Our Board of Directors is given the charge of overseeing the operations of the Corporation and to see to it that the Bylaws, Rules and Policies are followed by the Corporation's members. The Board is made up of owners who give their time and energy to serve the Corporation because they care about the investment they have in it.

Monthly assessments are necessary to protect and maintain our community assets and to help provide professional management to assist our community. When owners fail to pay their portion of the monthly common expenses on time, the Corporation is unable to meet all of its financial obligations. The result: The degree of property value protection the Corporation provides is reduced. In other words, even one owner who does not pay their fee on time can adversely affect how Corporation business is conducted. When you pay your fee on time, you are doing part of your duty as a member of the Corporation.

Finally, the Board of Directors meet on a regular basis in order to make decisions, keep up-to-date on Corporation business and to hear from other owners in order to make proactive business decisions. If you have a suggestion to better our community, please feel free to contact the Managing Company (contact details on first page) and/or attend the Annual General Meeting (more details to come on the date and location of our next AGM).

Did You Know?

There are many local services that will remove your old, broken and/or unwanted things for FREE.

Eterra Environmental: 905-227-7771

If you have a **broken appliance, old mattress or other large trash item**, call at least 2 business days before your regular garbage collection day to make arrangements.

Canadian Diabetes Association: 1-800-505-5525

Donations of **small household items & gently used clothing** will support Canadians living with diabetes.

Habitat for Humanity's ReStore: 905-685-7365 ext. 7

Will accept **furniture, appliances, tools, and new & used building materials**. Sometimes, they can even get a truck to come pick up your donated material (call for details).

Tree Planting Along Cushman



Ted and Peter headed up a tree planting project for the length of the property along Cushman Rd. The City of St. Catharines has planted four species of large deciduous trees at roughly 25 foot intervals. The species of trees consists of Kentucky Coffees, Red Oaks, Ginkgos, and Hackberries or Pin Oaks. The tree planting took place in Autumn of 2017. Since this was done by the city, on city property, there was no cost to the Corporation. Eventually, as the new trees become more established, the old pine trees will be cut down. An arborist has been contacted to assess the large dying trees within the complex and provide the Board with a recommended course of action.





Rats in our Neighbourhood!

Rats thrive in urban areas where there is easy access to food, water and shelter. Multiple residents have seen rats and their burrows in their backyards and around the neighbourhood.

Rats tend to stay within 30 metres (100 ft.) of their burrow or shelter. This means that rats in an urban area are not just a problem for the one resident who sees a rat in their yard. That is why it is important for neighbours to work together.

Please follow these rules & policies to ensure the area is less inviting to rats.

- Garbage and recycle is to be stored in your GARAGE (not on patios, sidewalks or driveways). Garage doors should be closed tight when not in use.
- Keep your patio clear of debris as rats will nest there. Patios are not meant for storage - only seasonal patio furniture is permitted.
- Clean up dog feces in yards, as this is a food source for rats.
- Feed dogs and other pets inside.
- Stop feeding birds or other wild animals as this provides an easy food source for rats.
- Empty bird baths.
- Clean your BBQs regularly.
- Do not plant sunflowers (rats love the seeds).



Upcoming Property Repairs

Over the past couple of years, replacing the water lines in the complex has been the Board's first priority with regards to repair work. Broken water lines were causing vast amounts of damage to the property, as well as high water bills. Now that those repairs have been completed, our water bill has reduced significantly, and we can now focus on some smaller repair jobs that will improve the appearance of the property. The list of approved repairs include:

- new back lights for all units;
- new wood decks for units with existing wood decks;
- new back doors for units with bottom floor walkouts where required;
- replace rotted garage door frames/sand & paint all others;
- repair parging where required;
- repair chain link fences around playground & perimeter of property.

We are also pleased to announce that we have decided to try a new landscaping company, SB Haulage. A weed and feed program will take place this spring in the hopes of revitalising our lawns.



Parking Rules & Reminders

Parking is prohibited in the following areas: fire zones, traffic lanes & access routes, all common elements not paved for vehicle use (including lawns). The area is regularly patrolled by By-Law Enforcement.

Visitor parking lots and single parking spaces around the property are to be used by visitors only. Residents who park in the visitor spots may be towed at their own expense. Please be courteous to our visitors and park in your garage and/or your designated parking spot in front of your garage.

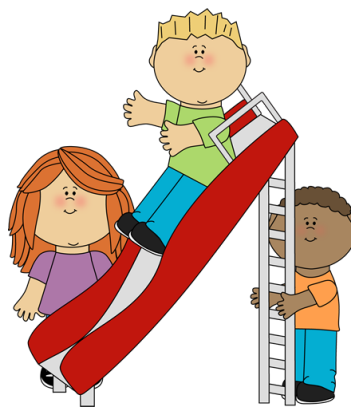
Overnight visitors are to park in the visitor parking lot next to Unit 84. Please have your visitor display your unit number on front dash on the driver's side.

Child Safety



Spring has finally sprung! With the welcome warmer temperatures, we can expect to see more children playing outside more often. It is such a pleasure to see the children engaging with one another outside, enjoying the new playground, and making use of the basketball court. We would kindly like to remind parents and guardians of the following safety practices to ensure the safety of their children:

- Please keep your children in your line of sight, especially younger children.
- The playground and basketball court are open from dawn until dusk.
- Children are not to play on the roadways at any time. Toys and games should not be played or stored on roadways. Children should play in their backyard, the playground and/or the basketball court for their safety.
- Speak to your children about the dangers of playing in the ravine. The water level can be high at times with strong currents. Furthermore, hazardous materials, including needles, have been found in the ravine. Please keep your children out of the ravine at all times.



New Signage

Stops signs are to be installed at the intersection next to unit 79 to create a 3-way stop. Our hope is to prevent collisions and to slow down traffic. Furthermore, signage reminding drivers to slow down and to keep an eye out for children playing will be posted near the playground. The safety of our residents, especially children playing in the area, is of the utmost importance.

Please drive slowly!

New Smoking Rule

The Board recently passed a new rule with regards to smoking. There have been numerous complaints over the years of the air quality in and around the units. Those with neighbours who smoke in their units are subject to second-hand smoke and the associated health risks because the units are not air-tight. In addition, those who enjoy spending time on their patios and decks, or opening their back windows for some fresh air, are unable to do so when neighbours smoke in their backyards. To mitigate this problem, we have designated the front steps of the units as the designated smoking area. As of May 18, 2018 smoking will no longer be permitted in the units (including the garages) or in the backyards. This rule will greatly reduced the risk of second-hand smoke exposure as our residents spend the majority of their time in their units and backyards. Furthermore, it will decrease the risk of fire and associated maintenance.

The Condominium Authority of Ontario (CAO)

The Condominium Authority of Ontario (CAO) is a newly established organization that aims to improve condominium living by providing services and resources for condo owners. These include:

- easy-to-use information to help owners and residents understand their rights and responsibilities
- mandatory training for condo directors
- resources to help condo owners and residents resolve common issues
- an online dispute resolution service through the Condominium Authority (CAT).

\$1 of your monthly condo fees goes towards the CAO.