



# Carlton Carriage Homes Community Newsletter

June 2018



## Message from the Board

Thank you to those who were able to attend our Annual General Meeting on June 13th; it was a pleasure. For those who were unable to attend, the highlights of the meeting have been summarized in this newsletter. We are very excited as a number of property repair and beautification projects are on the horizon. Your patience and understanding are greatly appreciated as we try to complete these in a timely and cost-efficient manner.

**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

## Board of Directors

**Ted Oorsprong, President of the Board**

- serving since 2010; 1 year remaining in term
- owner of several units

**Peter Teminski, Vice-President**

- serving since 2015; 1 year remaining in term
- owner occupant for 20+ years

**Alisha Vos, Secretary**

- serving since 2016; 2 years remaining in term
- owner occupant

**Alessandro Zamai, Director**

- serving since 2017; 2 years remaining in term
- owner occupant

**Rene Zamai, Director**

- serving since 2016; newly re-elected with 3 years remaining in term
- owner of several units

## Canada Day Celebrations

Fun family activities, live music, midway & other free festivities at Rennie Park in Port Dalhousie (60 Lakeport Drive). The party starts at 12 pm. Fireworks can be seen from Rennie Park or Jaycee Park at 10 pm.

All day performances, special exhibits, carnival games, face painting, popcorn & much more at the St. Catharines Museum & Welland Canals Centre. 10am-3pm.  
Admission by donation.

**Fireworks & firecrackers are prohibited on our property.**

**Have a fun & safe Canada Day!**



# Family-Friendly Summer Fun

- ★ **Lakeside Park Carousel Open Daily:** 11:00 am to 8:00 pm until August 31, 2018. ¢5 per ride.
- ★ **Happy Rolph's:** Animal farm is open until Oct. 15. Large playground, pond & park. Open dusk - dawn.
- ★ **Dancing & Live Music in Montebello Park:** Dance to the sounds of local musicians select Sunday nights in July & August from 6 - 8 pm. Live local music Wednesday nights in July from 6 - 9 pm.
- ★ **Pelham Summerfest:** Festival in Peace Park & Pelham Rd. in Fonthill, July 19 - 22.
- ★ **Canal Days Marine Heritage Festival:** Port Colborne, August 3 - 6, 2018.

# Landscaping

Have you seen our front entrance gardens? They are really coming together nicely. Thank you to our Super, Sherri, and the residents of units 34, 72, 77, 84, 85, 87, 90 & 92 for donating your time and/or materials/ plants.

We have noticed that plants have been dug out of the front entrance gardens, and some residents have complained of missing plants too. This goes against our condo rules.

**Please do NOT take plants out of the condo gardens!**

The Weed & Feed program has been ordered. It includes 3 applications of weed killer and 3 applications of lawn fertilizer with a mid-summer assessment of the lawns.

A form went out the first week of June asking our residents whether or not they want their back lawns trimmed and front gardens weeded. This information has been compiled and sent to our new landscaping company, SB Haulage. **If you have not yet submitted your completed form, please do so ASAP.** If you did not receive this notice, please contact the Property Manager, Neil.



# Owner Rights & Responsibilities

Owning a condominium is different from owning a house because you are part of the larger condominium community. You have rights and responsibilities for your unit as well as for common areas. You must also comply with the Condominium Act and the declaration, by-laws and rules of your condominium.

**Your rights** - As a unit owner, you have the right to:

- quiet enjoyment of your unit.
- be notified in advance if the condominium needs to access your unit for a valid purpose, such as inspecting the balcony.
- vote at owners' meetings.
- vote for board members.
- seek election to the board.
- review your condo corporation's records (like financial statements and meeting minutes).
- requisition an owners' meeting.
- ask for an issue to be added to an owners' meeting agenda.
- file specified disputes for resolution with the Condominium Authority Tribunal (CAT).
- seek accommodation related to a disability.
- rent or sell your unit. **PLEASE UPDATE THE PROPERTY MANAGER WHEN YOU GET A NEW TENANT OR REOCCUPY YOUR UNIT. THEIR CONTACT LIST NEEDS TO BE UP-TO-DATE FOR EMERGENCY PURPOSES.**

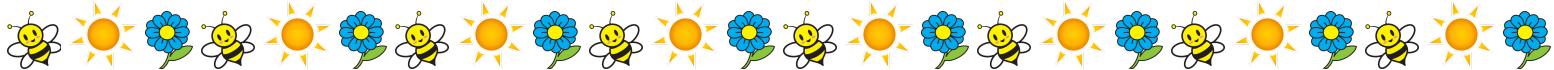
**Your responsibilities** - As a unit owner, you must:

- follow your condominium's declarations, by-laws, and rules.
- repair and maintain your unit (condominium by-laws and rules may limit some of the things you can do in your unit).
- pay a common expenses fee to the corporation. This fee includes special assessments, charge backs or liens.
- not interfere with your neighbours' quiet enjoyment of their units.

# Improvements to Your Unit

Now that the warmer weather is here, you can hear the telltale sounds of renovation work being done around the community. We are all for improvements being done to your units; however, please follow these guidelines to safeguard your investment and hard work.

- 1. Get Board Approval:** submit a proposal of all structural changes you are planning (e.g. adding a door to the garage, adding or removing a wall, changing or adding plumbing, finishing your basement, etc.) to the Property Manager. Failure to acquire approval may result in having to make costly alterations at your expense.
- 2. Contact Your Home Insurance Company:** make sure that your improvements will be covered by your insurance. The Corporation's insurance does NOT cover improvements made to the units. Please see "Schedule A" of our By-Laws for the Standard Condominium Unit Definition.
- 3. Contact the City for a Building Permit:** A residential renovation or alteration to your home, such as enlarging a window or door opening, adding patio doors, adding or removing a wall or finishing your basement, etc, may require a building permit. If the renovations / alterations include a washroom or alterations to existing plumbing fixtures, a plumbing permit may be required.



## Unsolicited Contractors & Salespeople

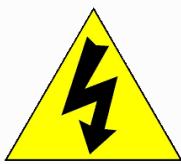
Our property has a history of unsolicited salespeople going door-to-door trying to gain entry to "inspect" something in your home under the guise that your utility company or the property's managing company has sent them. Please be aware that Shabri Properties and utility companies will send you a notice in advance if they require entry to your unit. If you have not received a notice, do not allow entry and call the corresponding office to confirm the work. If the person is trying to gain unsolicited access or sell you something, you have the right to ask them to leave our private property.

## Green Transformer Boxes: CAUTION!



Alectra Utilities is asking parents to teach their children NOT to PLAY on or around the green transformer boxes. These boxes contain electrical equipment installed by the utility company to help deliver electricity to your home from high voltage lines in our neighbourhood.

**Electrical Hazard**



## Important Dates to Remember

### Garbage, Recycle & Organics Pickup

**Tuesdays:** please have bins and bags out by 7AM; no earlier than 5PM the night before. No change for Canada Day or the Civic Holiday.

### Grounds Maintenance

**Wednesdays:** inclement weather and/or statutory holidays may delay to Thursday or following week. If you want your back lawn cut, please remember to pick up all dog feces, toys, and clutter in your backyard, unlock your gate, and keep any pets inside while workers are present.

# Backyard Open Air Fires

The new St. Catharine's Open Air Burning By-law restricts the types of fires permitted in our exclusive use backyards. We have proposed a new rule to clarify which appliances are permissible and the conditions for safe and proper use.

## Approved Fire Burning Appliances:

- ❖ Gel pot (no more than 16 ounces)
- ❖ Candle or tiki torch (no more than 12 ounces of total fuel capacity)
- ❖ Propane or natural gas heater, fireplace, fire-pit or barbecue (no smokers) which have been tested and certified to meet applicable Canadian and Ontario standards (see the approved certification symbols below).



## Conditions:

- ❖ Supervised by an adult at all times while in use.
- ❖ Located no less than 1 metre horizontally (3 metres for barbecues) from any combustible (e.g. fence, tree, building, overhang).
- ❖ Located in your exclusive use backyard (not permitted on the common elements).



# Highlights from the June 13, 2018 AGM (Annual General Meeting)

- Quorum was met (31% of the units were represented).
- The Appointed Auditor from Grant Thornton, Randy, presented the Audited Financial Statements for the fiscal year. He reported that the Corporation is in good financial standing. We have a fully funded reserve fund and an operating surplus (largely due to the water line repairs which have decreased our water bills). Compared to other similar condos, our monthly condo fee of \$265 is very reasonable.
- The President of the Board, Ted Oorsprong, reported that the Board has to decide how to best to spend, and not spend, our funds. Some years, we have to spend on large projects. Other years, we have to build up the reserve fund again for future endeavours. Over the past few years, we have undertaken several large projects, including siding, roofing, garage doors, and water lines. Now that the reserve fund is built back up, we are looking forward to some smaller projects which will have a large impact on the esthetics of the property, which include:
  - repairing asphalt, repainting roadway signs, and installing a new three-way stop and "children at play" signs;
  - replacing rotted garage door frames/sanding and painting all others;
  - repairing chain link fences around playground & perimeter of property;
  - new back doors for units with bottom floor walkouts where required;
  - new back lights for all units;
  - new wood decks for certain units;
  - repairing parging where required;
  - resealing windows and doors on main floor;
  - looking into (long-term planning): new lamp posts and LED fixtures; front step and patio stone repairs; front doors with side window replacements and basement window replacements.

## Website Coming Soon!

In an effort to improve communication to current & future residents, we are working on a website which will contain our condo by-laws & rules, newsletters, photos, announcements, etc.