

Niagara North Corporation No. 13 Carlton Carriage Homes 286 Cushman Road

GENERAL COMMUNITY REMINDERS

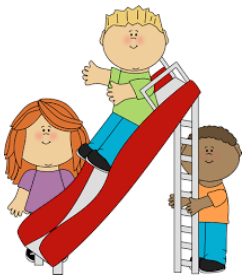
The Board extends their wishes to all owners to remain diligent and respect each other as we continue to manage the restrictions surrounding the pandemic. We are hopeful that everyone is doing well and staying healthy!

Landscaping

The Board has received many requests for increased lawn care and have recently approved a quote for aeration, overseeding and fertilization. This work is currently in progress. Unfortunately, these efforts will be ineffective if residents do not water their lawns. Once this work has been completed, it will be up to the residents to water and maintain their lawns accordingly.



- Overseeding is a method of seeding over top of an existing lawn. As your lawn continues to age, the production rate of new grass blades slows down and in this weakened state, weeds begin to take over.



Children Play Areas

As the warmer weather approaches and children feel the need to play outside, we ask that, for safety reasons, they refrain from playing in the roadway of the Corporation. Motorized toy vehicles, such as power wheels or remote controlled cars are prohibited in the roadways. Please be respectful of your neighbours and do not infringe on their personal exclusive use areas.

Annual General Meeting

The Annual General Meeting of Owners has been scheduled for Wednesday, July 7th, 2021, at 6:00pm. Due to the restrictions surrounding COVID-19, the meeting will be held virtually through the ZOOM platform. Details on the meeting will be sent out to all owners on May 28th, 2021.

Unwanted Items for Disposal or Donation

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 items.





Email Consent

Email is the best way to receive **timely and important information** regarding your community. In an effort to save the Corporation some administrative expenses, please complete the attached form and return it to wandad@shabriproperties.com, at your earliest convenience.

Garbage & Recycling Bins

Please do not place or leave your garbage and/or recycling bins on your front porch or any where on the common elements. These bins should be put out to the curb on pick up days ONLY. At all other times, the bins must be stored either in your unit, garage or in your backyard tightly sealed to prevent any rodent activity.

Air Conditioner Reminders

Specific standards must be observed when installing an air conditioner.

- Central air conditioning is permitted to be installed providing the condenser unit is installed in the patio area.
- Window air conditioners will be allowed to be installed between May 1st and October 31st annually in the dining room window ONLY and the enclosure around the air conditioner must be painted to match the colour of the trim of that unit.
- Air conditioners can be placed inside a unit at any other window as long as it is on the inside behind the screen and does not protrude outside the window.



Pest Control

Pest control is an ongoing issue throughout the City and we all need to do our part. It is important that you remove any clutter around your unit, properly secure your garbage and keep a lid on all bins. Do not place any cat food or birdseed outside or put food out to feed any wildlife, such as squirrels. If you see any signs of infestation, please notify your Property Manager immediately.



Board of Directors

Ted Oorsprong
President

Peter Teminski
Vice President

Alessandro Zamai
Director

Rene Zamai
Director

Janet Jakobson
Director

Did you know we have a website for the Carlton Carriage Homes Community?

Please visit the website below for updates and information on projects and ongoing plans for our Community

www.carltoncarriagehomes.ca

Property Manager:

Neil Wachs

Shabri Properties Limited

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Emergency After Hours

Answer Service:

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*On behalf of your Board of Directors
Have a safe and enjoyable summer!*