



# Niagara North Corporation No. 13 Carlton Carriage Homes

## Who can you call or email

Please don't hesitate to contact **Shabri Properties Limited** via email at: [info@shabriproperties.com](mailto:info@shabriproperties.com), or call **905-684-6333**, with any issues. If you would like to share any suggestions or feedback, those are also welcomed.



## Pets

Please be courteous and clean up after your pet! This is not only a requirement of the Corporation, but a City of St. Catharines bylaw.

It is also **COMMON SENSE** that we all work together to keep the community clean. And face it, no one wants a surprise on the bottom of their shoe after a walk throughout the property.



## Front Porch & Sidewalks

At no time is garbage to be left on the front porch. No bicycles, toys, or other obstacles shall be left anywhere that blocks the sidewalk or any common space in front of your unit or anywhere on the property. Please be reminded it is your responsibility to keep your home and surroundings clean and presentable at all times. All items should be brought inside or placed within your back area out of sight.



## 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](mailto:wandad@shabriproperties.com), at your earliest convenience.

## Upcoming and Continuing Projects

- The front door, front walkway and porch project will be completed this summer. The Board extends their thanks for everyone's patience during these projects.
- Repairs to the playground will be coming soon. There is currently a delay due to the supply of parts.
- The watermain replacement project will continue this year with an expected start date near the end of summer.
- The first installment of the eavestrough cleaning has been completed with the second installment scheduled for November 14<sup>th</sup> and 15<sup>th</sup>, 2022.
- There will be some new trees planted throughout the community in the coming months.

# ANNUAL GENERAL MEETING OF OWNERS

The annual general meeting of owners has been scheduled for **Thursday, August 11<sup>th</sup>, 2022, at 6:00pm.**

This meeting will be held virtually through the ZOOM platform, and it is hopeful that many unit owners will attend as there are two positions up for election on the Board of Directors. Currently there is a vacant position and the position held by Peter Teminski is up as of this meeting.

If you are interested in joining the Board or know of someone within the community who would like to contribute to making the Carlton Carriage Homes community a great place to live, please contact Wanda, [wandad@shabriproperties.com](mailto:wandad@shabriproperties.com), to obtain the paperwork.

This paperwork will also be included in the Preliminary Notice of Meeting package which will be sent to all owners on July 4<sup>th</sup>, 2022.



## Board of Directors

**Rene Zamai**  
President

**Peter Teminski**  
Vice President

**Alessandro Zamai**  
Director

**Janeĳ Jakobsen**  
Director

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

[www.carltoncarriagehomes.ca](http://www.carltoncarriagehomes.ca)

### **Property Manager:**

Neil Wachs

### **Shabri Properties Limited**

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### **Emergency After Hours Answer Service:**

Tel: 905.684.6333