

# Salter Square Newsletter

Carleton Condominium Corporation #77

## VIRTUAL ANNUAL GENERAL MEETING HELD

On Monday, November 23<sup>rd</sup>, a very efficient and effective meeting was conducted with the use of Zoom. The meeting was chaired and administered by our legal counsel, Nancy Houle. The meeting came to order at 7:19 p.m. having met quorum through pre-registered on-line attendees and by proxy. Congratulations and thank you to all those who participated.

**There** were three positions on the Board to be filled. The vote results included returning Board members Pat McRae and Lawrence Guest who were joined by new-comer Sandi Harmer. Allie Vennor and Kitty Langill round out your Board of Directors.

**A** special Thank-You to out-going director, Marco Halcopoulos for his dedication and service to our community over the past number of years.

**During** this Covid-19 pandemic, the Ontario government has allowed condominiums to conduct meetings virtually and to permit electronic voting. During this AGM, a motion to approve By-law 12 was accepted which allows the Board to hold electronic meetings.

## ASPHALT REPLACEMENT – Phase I and Phase II

The project is approximately 95% completed with the outstanding need for curb painting at visitor and reserved spaces and the installation of new signage. These items will be addressed in 2021. Having said that, please observe the remaining visitor parking signs and honour the reserved spaces of your neighbours.

**The Board would like to take this opportunity to extend a heartfelt and sincere thank you to all residents, owners and tenants who patiently abided by, to the best of their ability, the many long months of construction.**

## WINTER SNOW REMOVAL

To quote Jon Snow, “Winter is coming”. Soon the snow will be blanketing our community. Mask Landscaping is contracted once again to provide snow removal.

**Clearing** and removal of snow will commence when 5 or more centimeters has accumulated. The contractor’s responsibility is to clear roadways, parking lots, laneways and pedestrian pathways by 7:30 a.m. To the best of their ability, the contractor shall clear and remove snow after a reasonable length of time following a snow storm. Mask operates on winter forecasts and acts accordingly dealing with the snow accumulation or precipitation. Applications of salt/grit are provided post storm.

**Residents** with vehicles, should co-operate by moving parked vehicles for clearing and/or removal of snow. **Residents** are also reminded of their sole responsibility to keep clear and safe their unit walkway and steps.

## WINTER SAFETY AND CHILDREN

**Parents**, please remind your children to stay off the accumulated snow piles. As fun and attractive as they may seem, they can be hazardous if children slide onto the road. Digging tunnels should also be discouraged.



**Christmas** lights are starting to adorn many homes. They add a cheery glimpse into the season and are sure to put a smile even on Scrooge’s sourpuss. Thank you for lifting our spirits during this difficult time.

### PROPERTY MANAGER

**Dave MacDonald**

[dmacdonald@](mailto:dmacdonald@condogroup.ca)

[condogroup.ca](http://condogroup.ca)

613- 237-9519 ext. 275

### Are you new to Salter and new to condo life?

Your contact information should be provided to CMG in order to receive periodic updates, notices and communication.

Rules, policies and so much more are on the Salter website.

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

### NO OPEN FLAMES PERMITTED

Outdoor fireplaces and chimineas are not permitted at Salter. It’s a City of Ottawa By-law.

### METERS & VENTS

**GAS METER CLEARANCE:** Prevent snow from accumulating around and in front of your gas meter.

**DRYER VENT CLEARANCE:** Make sure it is not clogged and that screens are in place to keep the critters out.

### LIGHT UP THE NIGHT!

Keep your front porch lights on after dark for safety and personal security. Energy efficient bulbs make the cost of electricity just pennies a day.

## The 'G' WORD:

What can be said about garbage...plenty!

On the Board's Christmas wish list is for all residents to use secure garbage bins, recycling and yard waste bins, all clearly marked with the unit number for easy identification. Garbage bag use should be eliminated...they are probably one of the major reasons we have had to deal with a rat infestation.

The cost to date for pest control of rats, squirrels, other rodents and wasps is an astounding \$9,243 which is \$4,000 and counting, over budget. We can control these costs if you want to follow the simple guidelines and requests from the Board and Property Manager. It's all up to us!

**STOP** – Are you moving out? Have you just moved in? Are you doing renovations or repairs? Here's another rule to abide by...No motor vehicle may be driven on any part of the common elements other than the roadways, driveways and parking lots.

Something else to think about if you leave a mountain of garbage, discarded furniture and furnishings or appliances behind, is that you will be charged for that removal. The City **does not** collect appliances, tires, electronics, paint or other corrosive substances. Request a garbage pick-up calendar and at the same time, check out the City of Ottawa site:

<https://ottawa.ca/en/garbage-and-recycling>

## PARKING

With some areas not being clearly indicated by painted curbs, please observe visible visitor parking signs and honour the reserved spaces of your neighbours.

## EAVESTROUGHS

All eavestroughs have been cleaned throughout the community with the intention of proceeding with a once-a-year cleaning in the Fall.



Please do not discard used masks and gloves on the ground. Simply take them home for disposal. Remember to stay safe for you and those around you.

## Community Directory

### Unique services within the Salter Community

If you have a service to advertise, please contact the Board with details and we will add your submission to the next newsletter. [board@saltersquare.ca](mailto:board@saltersquare.ca)

**Lawyer** - Real Estate, Wills and Estates, Powers of Attorney: 246 Salter Crescent  
call: 613-592-0018, Fax: 613-592-7068,  
[jeanettemather@rogers.com](mailto:jeanettemather@rogers.com)

**Mary Kay Cosmetics** - Nicole Bacon, 122 Salter Crescent, 613-614-0393, [nicolepbacon@gmail.com](mailto:nicolepbacon@gmail.com)  
[www.marykay.ca/nbacon](http://www.marykay.ca/nbacon)

*Please note that this list is for community information purposes only. It represents NO real or implied recommendation of any of these services.*

### Parking for guests

If guests need to use visitor's parking overnight, call Capital Systems at 613-686-5991 or email [parkingregistrations@sympatico.ca](mailto:parkingregistrations@sympatico.ca)

We receive frequent complaints from owners about visitors using their designated parking spot. Please ensure your guest knows where they may park.

### Seasonal decorations

Seasonal decorations are certainly encouraged. Christmas lights and decorations should go up no sooner than December 1 and be removed by January 31. Christmas lights should be turned off by mid-January and removed by January 31.

### Noise and Smoking

Living close by to our neighbours, we ask that you be respectful of those around us when listening to tunes, having a party or gathering. Also, when smoking, please ensure that it is not below or near an open window or door of a neighbour's home. Enjoying the use of a bench, pick up your butts!

**PARKING:** Parking bollards with electrical plug-ins should be checked to see if they are functioning.

Take a moment and let Dave MacDonald, Property Manager, know if your plug-in needs repair.

**RESERVED** parking space can be arranged through the Property Manager, Dave MacDonald.

**Salter Website:** [www.saltersquare.ca](http://www.saltersquare.ca)

Recently, some residents have allowed moving trucks and repair trucks to back up to their unit entrance. Aside from the damage being done to the new pavement and pathways; huge tire marks are left in the soft ground; these vehicles also obstruct safe access to pedestrian pathways. Salter Rule: *No motor vehicle be driven on any part of the common elements other than the roadways, driveways and parking lots.*