COVID-19

##  PROPERTY MANAGER

**Dave MacDonald**
**dmacdonald@**

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

**www.saltersquare.ca**

**Need a Second Parking space?**
Call Dave MacDonald, Property Manager
dmacdonald@condogroup.ca

(613) 237-9519 ext. 275 to apply for a space

## DRYER VENT CHECK

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

**BE WATER WISE**

**In and around your home. Check for leaks at taps and toilets. Conserve water when using a hose or sprinkler.**

**Firepits /open flames are not permitted**

**DRYING CLOTHES OUTDOORS?**

 **Great idea! Use a folding rack, no lines or clothes hanging from your unit.**

**PARKING BOLLARDS**

**Electrical receptacles will be repaired throughout Salter.**

[**www.saltersquare.ca**](http://www.saltersquare.ca) **Spring 2021**

Salter Square News

 Carleton Condominium Corporation #77

 **Managed by Condominium Management Group (CMG)**

***The Board did not expect to be delivering the same message as we did in the Spring of 2020. However, as we all work our way through these difficult times during the COVID-19 pandemic, we must realize that our healthcare system is stretched. Hospitalizations are increasing and testing centres are maxed out.***

***The Board and Management appreciates the effort of residents to stay healthy, mentally and physically. Check out the Ottawa Public Health website for updates.***

***WEAR A MASK - STAY DISTANCED – WASH YOUR HANDS***

 

[This Photo](https://en.wikipedia.org/wiki/Surgical_mask) by Unknown Author is licensed under [CC BY-SA](https://creativecommons.org/licenses/by-sa/3.0/)

**Remember to protect yourself, your family and those around you, but please,**

**do not discard used masks and gloves on the ground. Take them home for disposal.**

PHASE III – PAVING PROJECT - DELAYED

**Currently, financials dictate that we are unable to move forward with the 300’s block, namely Phase III, of the Paving Project. Expenditures such as the purchase of all lighting standards for the entirety of Salter Square; the paving of the majority of 100’s unit pathways; an unexpected drain breakage and other unforeseen expenses have put us in this position. The future development and timing of this project is yet to be determined. To complete Phases I and II, parking curbs will be painted to indicate areas for visitors (yellow) and reserved parking (white).**

##### **POOL SEASON 2021**

**The Board is uncertain at this time if the pool will be open for the season. A decision will be made at a later date. Owners and residents will be notified.**

CORPORATION DOCUMENTS

The Board is undertaking a review of the corporation's governing documents, including the Declaration, existing by-laws, rules, regulations and policies. The purpose is to ensure they are in compliance with the Condominium Act. Also, where required or recommended, to improve and simplify the language for clarity and consistency. This review may also identify any new required by-laws or policies which we do not currently have. Legal counsel for our corporation, Davidson Houle Allen LLP Condominium Law, will be entrusted with this work.

**SALTER SQUARE RAISED BED GARDENS**

**Gardening is certainly a benefit in many ways. It provides us with exercise,**

**healthy food and fresh air, not to mention the acquaintances we make.**

**If you are interested in having your own raised bed garden, please contact the Board:** **board@saltersquare.ca**

######  STOOP AND SCOOP THE POOP

## Community Directory

## Unique services within the Salter Square Community

If you have a service to advertise, please contact the Board with the details and we will add it to the next newsletter – board@saltersquare.ca

**Lawyer** - Real Estate, Wills and Estates, Powers of Attorney: 246 Salter Cres.
call: 613-592-0018, Fax: 613-592-7068, jeanettemather@rogers.com

**Mary Kay Cosmetics** - Nicole Bacon, 122 Salter Crescent, 613-614-0393, 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**

Please ensure your guests know where they can park. We often receive complaints from owners about visitors using their designated parking spot.

**NOISE AND SMOKING:**

We all live in close proximity to our neighbors. With that in mind, we ask that everyone be respectful of those around us. When smoking, please ensure that it is not near your neighbor’s open window or door.

**Adults on bikes are restricted to roadways. Parents remind young children to cycle with care when using pathways. Road safety and visibility helps prevent accidents.**

**The Salter website is a wealth of information with guidelines and rules that are there to assist you.**

**Visit www.saltersquare.ca**



**Spring 2021**

Every owner of a dog shall immediately remove any feces left by the dog and shall dispose of any feces on his or her own premises. Every owner of a dog shall ensure that the dog is kept on a leash and under the control of some person. Dogs are not permitted to run freely.

**Please be considerate of your neighbors’ property and consider their right for enjoyment and comfort without disturbance.**

**GARDEN SOIL**

**Delivery of Greely’s certified organic top-dressing soil will take place sometime in May. Residents can expect to receive an email notification when it has arrived.**

###### HOME PROJECTS

**Spring is the time we turn our attention to projects in and around our home. Projects like sheds, decks, gate installation and air conditioning all require Board approval before proceeding. A couple of examples: Sheds - the overall height (including roof peak) is not to exceed 7’6”; window air conditioners require the use of Plexiglas for any opening to be sealed. Wood sheathing or cardboard is not permitted. Ductless heat pumps are trending and have become popular installations in Salter.**

**All owners and residents of Salter Square share the responsibility of maximizing our investment. This can be achieved by ensuring that changes to the units are done following the rules and regulations; by staying within the standard unit boundary and that the appearance of our property reflects care, attention and visual harmony.**

PEST CONTROL

**THE COST OF PEST CONTROL has tripled in this past fiscal year. Siding repairs alone, due to rat infiltration, amounted close to $20,000.**

**Although we are making headway through the effort of bait stations to control rats; the calls from residents about skunks under decks, a groundhog or racoon nearby and of course squirrels indicates that we are not tolerant of our furry friends.**

**We are very fortunate to be living in a wide-open greenspace with beautiful trees, close to nature walks and a creek. We are one with nature and as such must learn to accept their existence.**

**You can help by keeping garbage concealed in secure containers, don’t feed the wildlife or leave dog or cat food out for pets; secure areas around your deck or shed so it is difficult and not attractive for critters to take shelter.**

**Certainly, if a critter has made its way into your unit, a need for pest control is required before damage is done. Also, before making a call, consider a bird’s nest in the eavestrough…a temporary home until the fledglings leaves the nest which may be blown down by the wind or will indeed be cleaned out in the fall with the cleaning of the eavestroughs. A tiny wasp nest high up on a wall. All these calls add up.**