



Blossom Park News

Carleton Condominium Corporation #113



Summer 2021

Message from the Board

As August winds down, the Board has been busy checking off items on our list of ways to improve and maintain the visual aspects of our community. Paving was done on some areas that were damaged over the winter and we will continue to do so every year, to extend the life of the pavement, until a complete paving project can be done in 2025/2026. Parking lines and speed bumps have recently been painted and any of those lines missed, during the initial work, will be done by the end of September. An audit of the eavestroughs was done and most of the deficiencies have been addressed. The community's entrance signs have also been replaced and the sign frames will be painted by the end of September. The Spring Inspection was conducted in May and most of the work required (dryer vent covers, hose bibs, etc.), has been completed. The Siding Information Meeting was held August 17, 2021. Thanks to all the owners who attended. The Board appreciates your feedback. Owners will be updated at the AGM on September 14th. We encourage you to attend.

Annual General Meeting – **scheduled for September 14, 2021**

This year's meeting will be done virtually. Preliminary notice for the AGM have been mailed out. If you haven't received your notice, contact REID Property Management. **BECOME A BOARD MEMBER:** There are two vacancies on the Board. If you have general knowledge of accounting, property maintenance or construction, you are a valuable asset to your community! **The application deadline is extended to August 24th.** Submit a written application to Mike Fraser by email or contact him by phone. (contact information on page 2).

Trees

In August 2020, the Board hired IFS Associates, a forestry management consulting firm, to conduct an audit of the trees on CCC113 property. IFS identified over 100 trees that require some type of trimming, cabling or removal. In late August, IFS will be on site to perform the work outlined in their audit. The work will take approximately 2-3 weeks to complete.

Rodents

There have been several sightings of rodents this year, especially on the southside of the property and this has been a costly problem. **Help keep costs down:** Do not leave food out for animals or leave open garbage in your backyard. Properly bag and contain your waste. There are abandoned containers available for those who want them, please contact Reid if you wish to obtain one. There are only a limited number available. We all pay for the cost of containment of rodents. The cost can be significantly reduced or eliminated if we all do our part.

Garbage & Recycle bins

Some owners continue to leave garbage and recycle bins in common areas. Please note that effective October 1, 2021, any garbage left in common areas (outside fenced yard, front lawns and entrance ways, laneways, etc.) will be picked up by an independent contractor and charged back to the unit. No warnings will be issued after October 1st.

Junk Mail

Please do not leave Junk mail and flyers on top of, or around the community mail boxes. Please take it home and dispose of it. Our condo dollars do not need to be spent on garbage pickup.

Garbage Collection

As you know, our garbage collection day is Wednesday.

- Garbage should not be set out before 7 pm the day before collection.
- Place heavier items at the top of your recycle bins to avoid having items blow around in the wind and litter the property.
- If unsure of how to properly dispose of any items, visit the City of Ottawa Waste Explorer at <https://ottawa.ca/en/garbage-and-recycling> and click the Waste explorer link.
- Remove garbage cans and recycle bins by end of garbage collection day, to help keep our property tidy.

Who to Contact

Overnight Visitors Parking Registration

Carleton Parking

613-720-5021

City of Ottawa (By-law enforcement)

Dial 3-1-1

- Parking
- Noise complaints
- Suspicious Activity

If the City deems your call to be an issue for the Condo Board, they will forward your request/issue to us.

Reid Property Management

Urgent matters – 24-hour service

Phone: 613-234-4449

Situations that threaten property damage or require the immediate attention of a contractor

- Roof leak
- Sewage back-up
- A break-in requiring a contractor to help secure the unit (Eg. boarding up a smashed window)
- Major fire or flooding requiring immediate cleanup/repair

Note: Misuse of the Emergency service leads to increases in our maintenance budget and higher condo fees for everyone. If it's not a true emergency, please use the daytime contact information.

Non-Urgent matters

- Non-urgent repairs
- Loss of power unrelated to a widespread outage

Phone: 613-738-4646 Ext 4 – Mike Fraser

Email: mfraser@reidmanagement.com

**Letter: 18-1010 Polytek Street
Ottawa, ON K1J 9J1**

or place letter in mailbox of the condo building
located at the end of Fenmore St.

REID
MANAGEMENT

All communications must contain your name and address, or they will not be addressed. Written requests are preferred. *Management and the Board take your privacy rights seriously.*

Board of Directors

Joseph Wellington

President

Vacant

Vice-President

Lilianne Cousineau

Secretary

Vacant

Director

Laura Roberge

Treasurer

Your home is an important investment. Please help us help you in maintaining our community and making CCC 113 a great place to call home.